

May 24, 2022

**C-10**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Authorize the City Manager, or designee, to execute all documents necessary to enter into a Memorandum of Understanding with the Long Beach Yacht Club, a non-profit public benefit corporation, establishing a management agreement for installation and use of a temporary floating dock, small boat storage, and paddle board racks, on property within the jurisdiction of the City of Long Beach currently managed and maintained by Long Beach Yacht Club. (District 3)

**DISCUSSION**

With permission of the City of Long Beach (City), the Long Beach Yacht Club (LBYC) has used property at the northwest end of Basin Four in Alamitos Bay Marina to operate its LBYC Junior Sailing program. Dock space and boat storage space in this area is utilized by the LBYC Junior Sailing program to launch vessels, and host clinics, educational programs and regattas, particularly during the summer months of June through August. LBYC's Junior Sailing program has grown to the point where the LBYC finds it necessary to improve its youth sailing facilities and increase capacity to make instruction and participation more efficient, safe, and effective.

LBYC has proposed (Attachment A) moving the majority of their single-handed and double-handed program vessels to a temporary floating dock located on the Long Dock on the northeast waterfront side of the LBYC clubhouse (Attachment B). The higher performance program sailboats and coaching vessels will remain stored at the dock and boat storage area at the northwest end of Basin Four (Attachment C). LBYC is also requesting to install additional sabot storage racks and paddleboard racks on the waterfront Long Dock to further centralize the LBYC Junior Sailing program and related events (Attachment D).

The following are proposed terms of a Memorandum of Understanding (MOU):

- LBYC is responsible for all costs, including but not limited to, purchase, installation, maintenance, annual removal, and annual storage of all improvements and temporary floating dock that is the subject of this MOU for the life of this agreement.
- Floating dock installation at the LBYC clubhouse is temporary. Installation may occur after June 1 and removal must be completed by Labor Day of each calendar year. Any temporary structures remaining in place on Long Beach Marinas property after Labor Day of each calendar year will be removed, stored and/or discarded by the City at the sole expense of LBYC.

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- Storage of temporary floating dock and components, during non-deployment period, must be stored off site and inconspicuously.
- Floating dock replacement at northwest end of Basin Four shall be the same length as existing floating dock (60 feet), with one additional cube section of dock to width per LBYC proposal.
- Sabot storage and paddleboard racks on Long Dock at LBYC clubhouse must be built and installed by Bellingham Marine LLC, or to exact specifications and design standards of Bellingham Marine LLC, by an alternative contractor.
- LBYC is solely responsible for the acquisition of all appropriate regulatory permit approvals for non-temporary enhancements, i.e., additional sabot and paddleboard racks.
- No dock enhancements or improvements may be installed without prior design plan review and specific approval of the City's Marine Bureau.
- LBYC will provide proof of insurance coverage for all contracted work associated with this project.
- LBYC will be responsible for the maintenance of all enhancements and improvements that are managed by LBYC under this agreement.

LBYC is currently adhering to all directives and guidelines regarding COVID-19. LBYC will continue to cancel/postpone any and all scheduled club events in accordance with COVID-19 Health Order parameters. This youth-based program spotlights boating and sailing in our marinas. The annual boating events associated with the program also generate additional tourism revenue for local businesses such as hotels, restaurants, grocery stores, boating supply stores and other retail establishments. These benefits are consistent with the Parks, Recreation and Marine Department's partnering policy to support organizations that provide a service to the community and its residents by promoting the Long Beach Marinas.

This matter was reviewed by Deputy City Attorney Anita Lakhani on May 5, 2022 and by Revenue Management Officer Geraldine Alejo on April 26, 2022.

### TIMING CONSIDERATIONS

City Council action is requested on May 24, 2022 to execute the MOU between the City of Long Beach and the Long Beach Yacht Club in a timely manner.

### FISCAL IMPACT

There are no costs to the City associated with this recommendation. The LBYC will be responsible for all costs including installation, improvements, and maintenance of the temporary floating dock, small boat storage and paddle board racks. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

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May 24, 2022  
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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



BRENT DENNIS  
DIRECTOR  
PARKS, RECREATION AND MARINE

APPROVED:



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THOMAS B. MODICA  
CITY MANAGER

BD:SS:EH:tl

Attachment A – LBYC Junior Sailing and One Design Facility Improvement Proposal  
Attachment B – LBYC Clubhouse Temporary Floating Dock Diagram  
Attachment C – LBYC Northwest Basin 4 Floating Dock Replacement Diagram  
Attachment D – LBYC Clubhouse Sabot and Paddleboard Rack Diagram

ATTACHMENT A

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# LONG BEACH YACHT CLUB

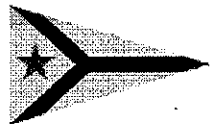
## JUNIOR SAILING AND ONE DESIGN FACILITY IMPROVEMENT PROPOSAL

Justin Palm

*Sailor Development Chair*

Steve Meyer, Mike Tande

*Yachting Committee Co-Chairs*



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## **LBYC SAILOR DEVELOPMENT : PRIORITIES**

1. Juniors (8 to 18)
2. Collegiate
3. Age 22 and over (“Adult”)
4. Women’s Sailing

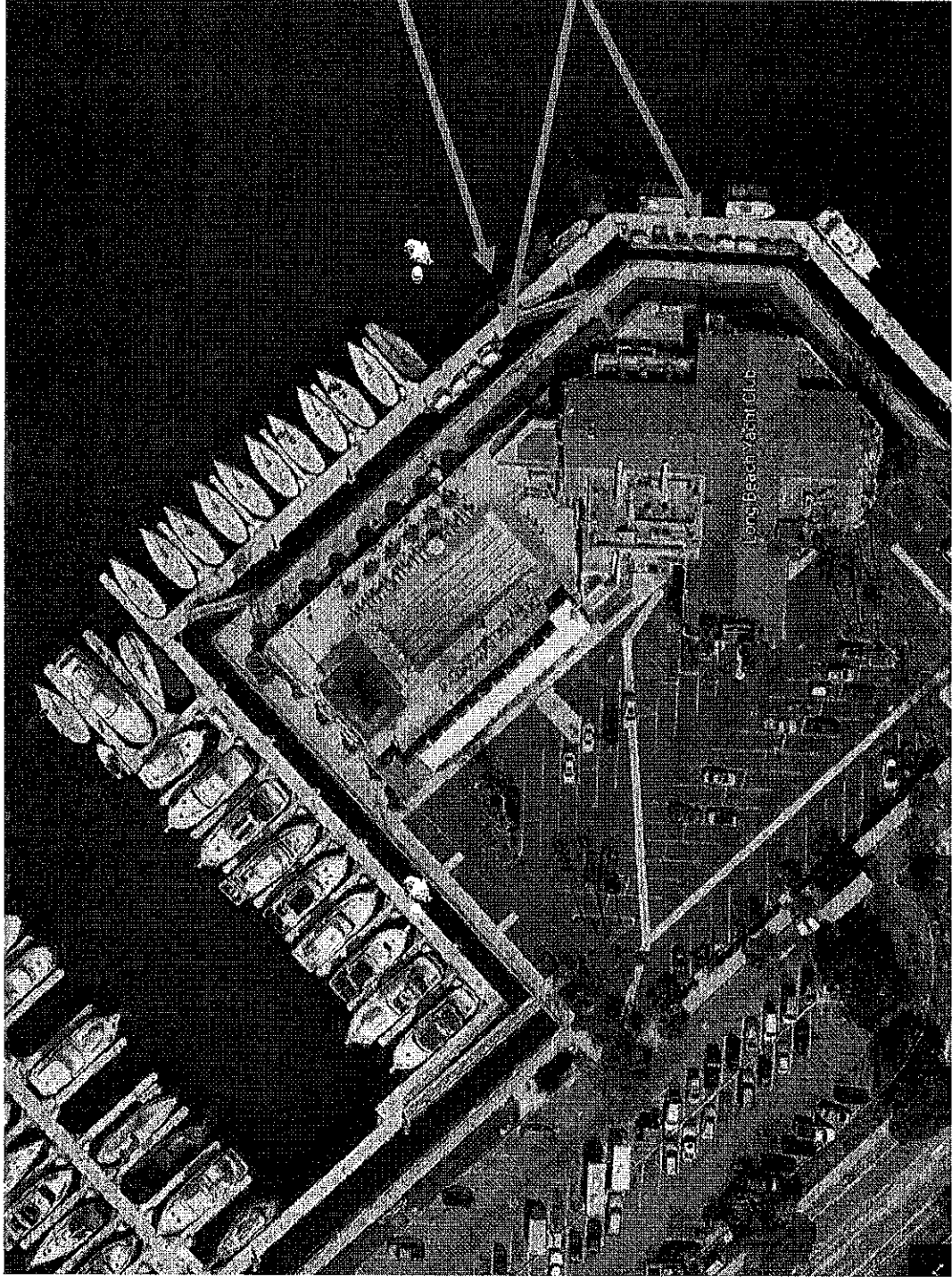


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## **BACKGROUND:**

- Current Setup: LBYC Junior Program and One Design Fleets split locations
- Front of LBYC clubhouse:
  - Sabot racks on rafts (Junior use), coach and umpire boats
- LBYC Clubhouse:
  - Sailing Offices (coaches), Junior room, gathering areas for instruction, clinics and regattas

# EXISTING LBYC CLUB WATER FRONT SETUP



Confidential

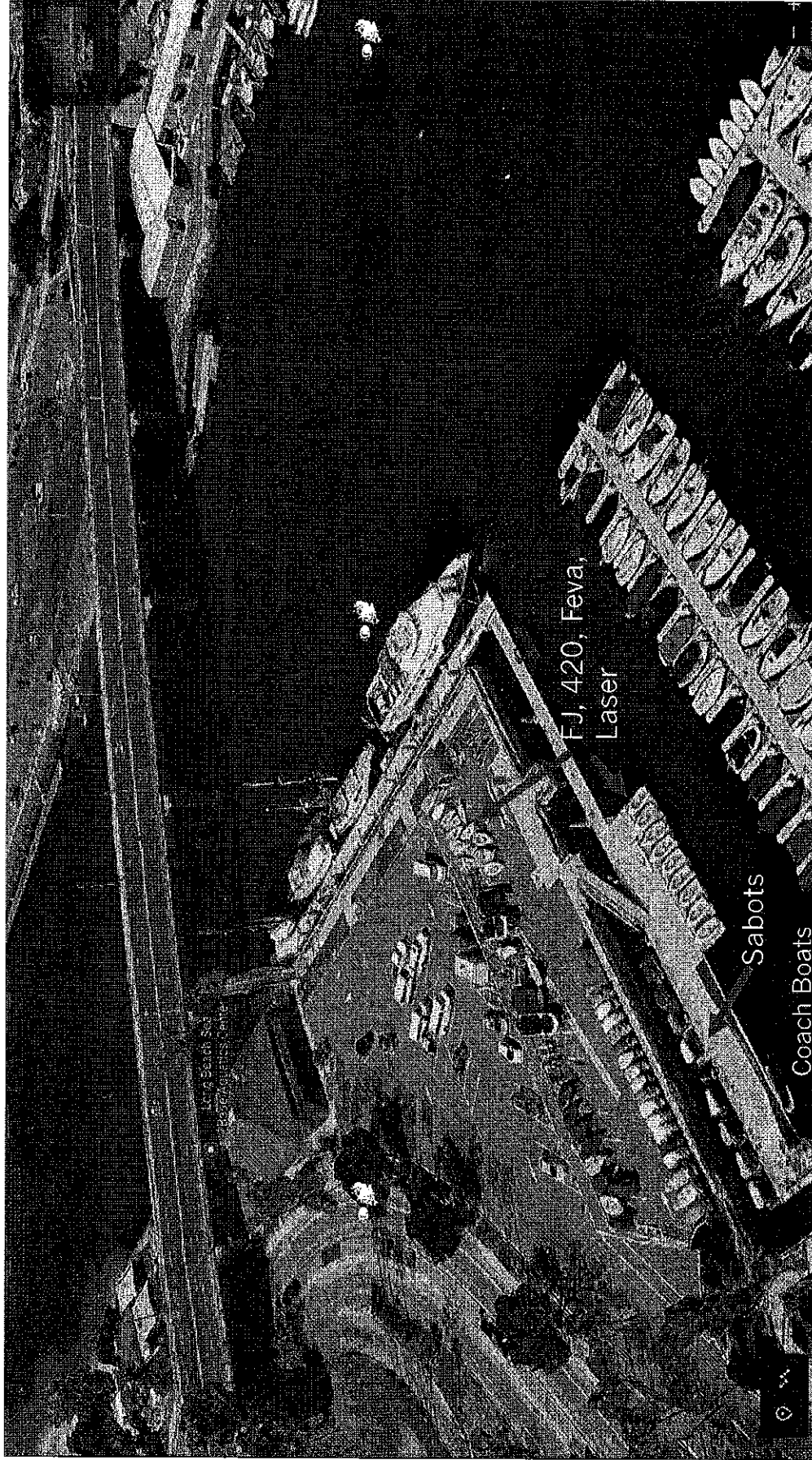
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## **BACKGROUND CONT:**

- Sea Base:
  - All Double-handed Junior boats (420, FJ, RS Feva), Lasers, part of Sabots and One Design Fleets.
  - Sea Scouts = subset of Boy Scouts ages 14-20
  
- Current setup
  - Logistics challenge for children, parents and coaches going between Sea Base and Club house for instruction
  - Time
  - Safety



# EXISTING SEA BASE SETUP



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## **BACKGROUND – CONT.**

- Sea Base better situated and configurable to One Design fleet sailing center:
  - Older Junior and Local One Design Fleets
  - Olympic Classes, Technical One Designs
  - LBYC would like to participate and partner with City of Long Beach and other stakeholders to plan and manage.
- Other Factors
  - USOC
  - Sea Base Lease
  - Umpire Boats

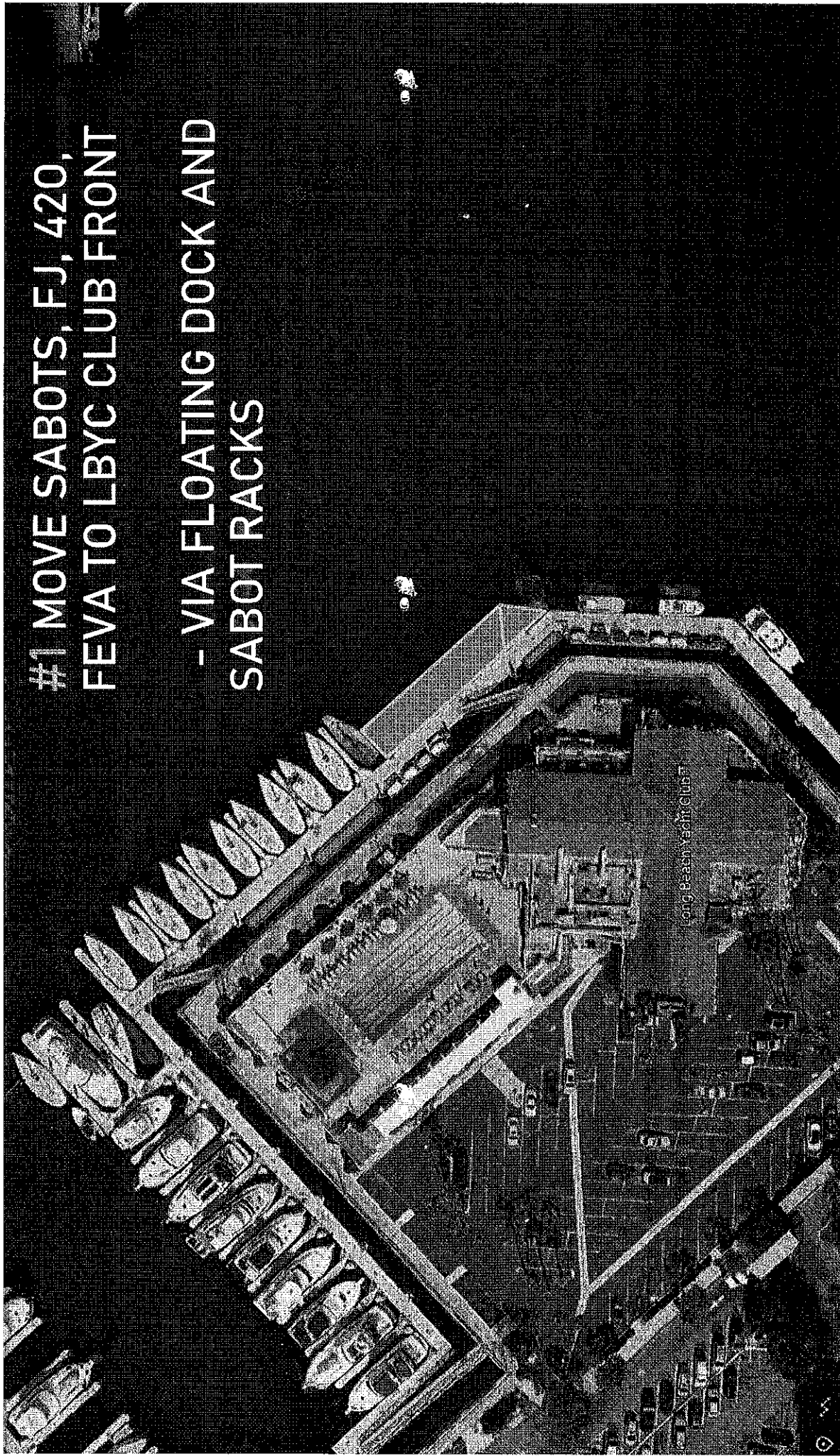
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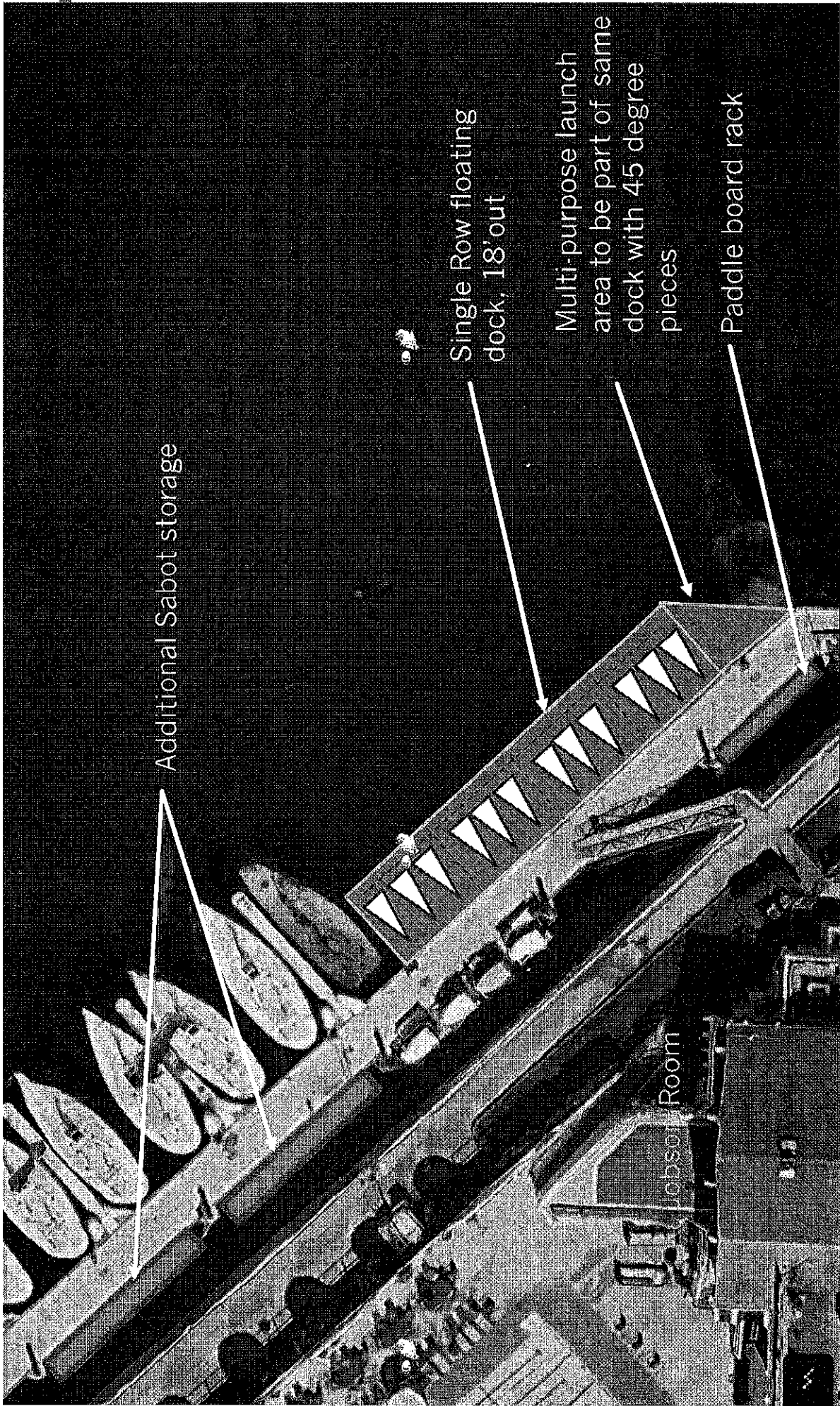
# **PROPOSAL**

1. CENTRALIZE LBYC JUNIOR SAILING LOCATION FOR  
INSTRUCTION
2. CENTRALIZE/UPDATE SEABASE FOR ONE DESIGN  
SAILING/EVENTS/ADVANCED SAILING

#1 MOVE SABOTS, FJ, 420,  
FEVA TO LBVC CLUB FRONT

- VIA FLOATING DOCK AND  
SABOT RACKS





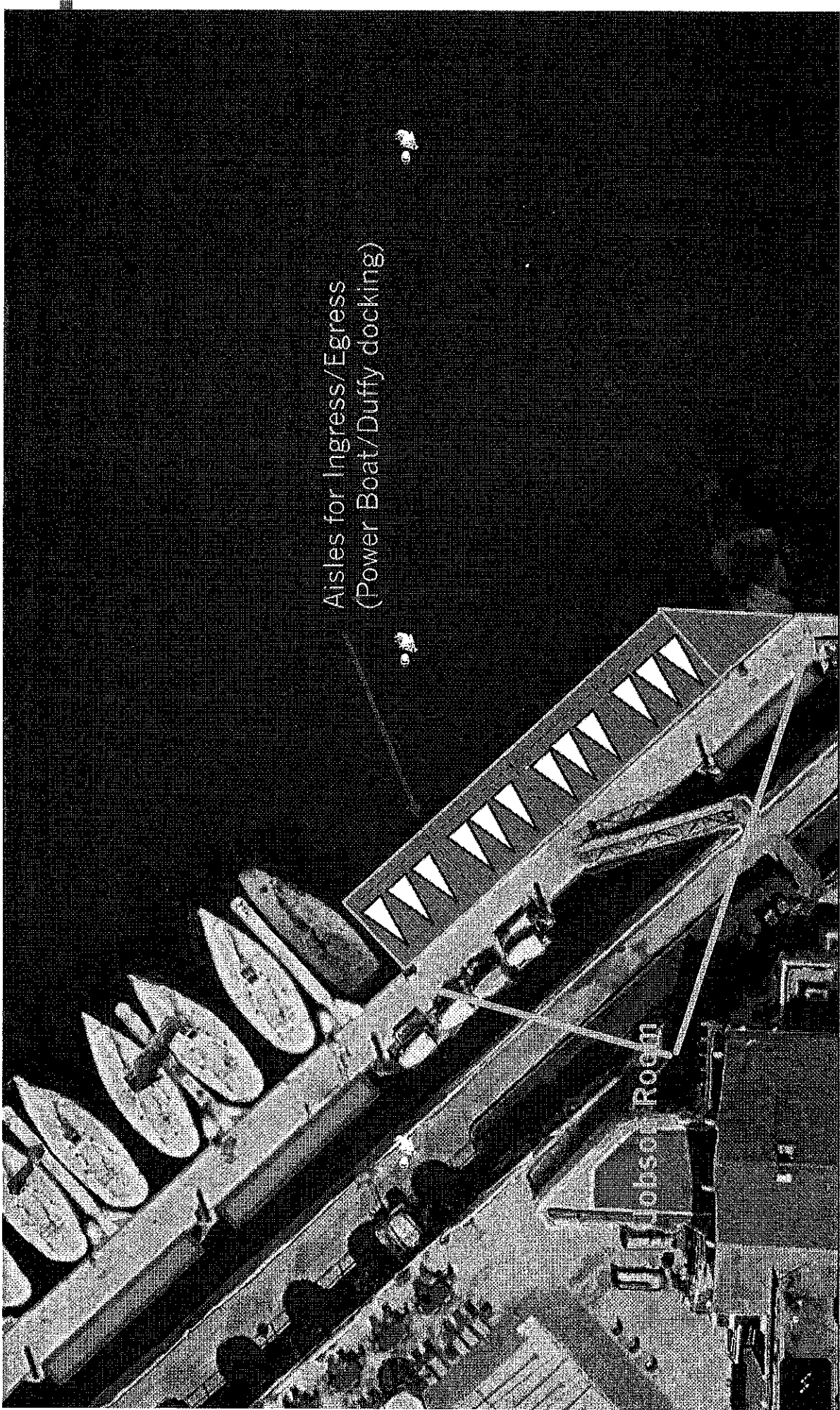
Additional Sabot storage

Single Row floating dock, 18' out

Multi-purpose launch area to be part of same dock with 45 degree pieces

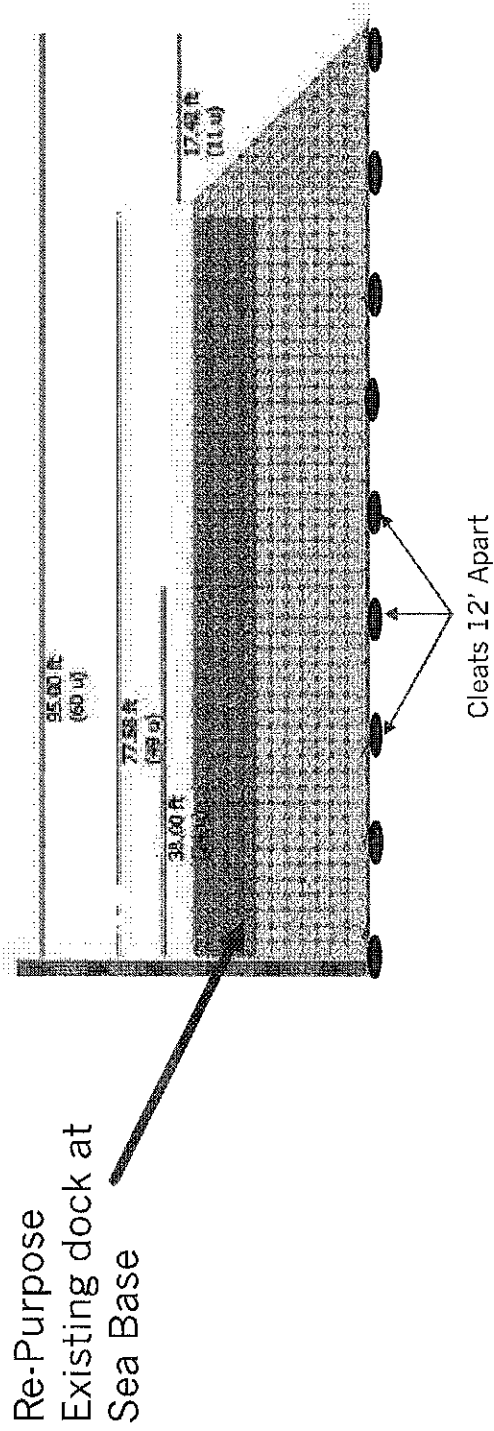
Paddle board rack

Saboat Room



Aisles for Ingress/Egress  
(Power Boat/Duffy docking)

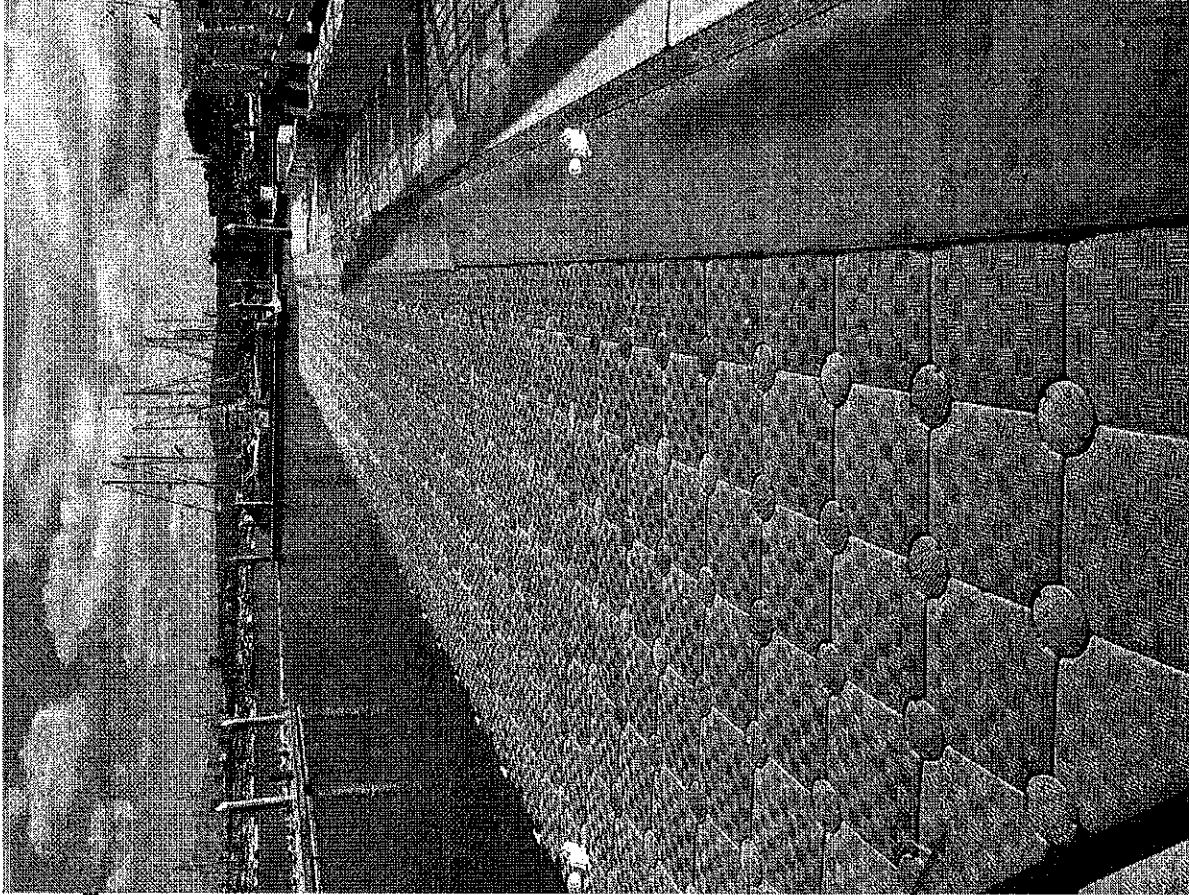
# FLOATING DOCK DIMENSIONS



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# FLOATING DOCK

1/2 pieces at 45  
degrees will lock  
in place for one  
piece float





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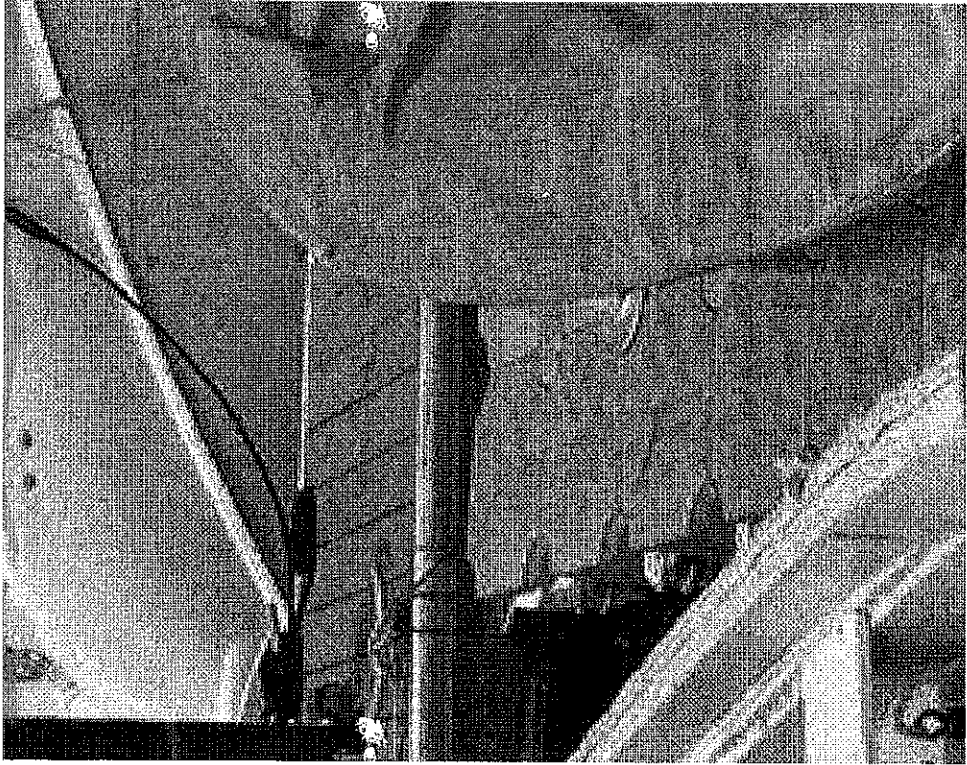
# **FLOATING & SABOT DOCK –CONDITIONS PER CITY OF L.B.**

## **DIRECTOR OF MARINE OPERATIONS**

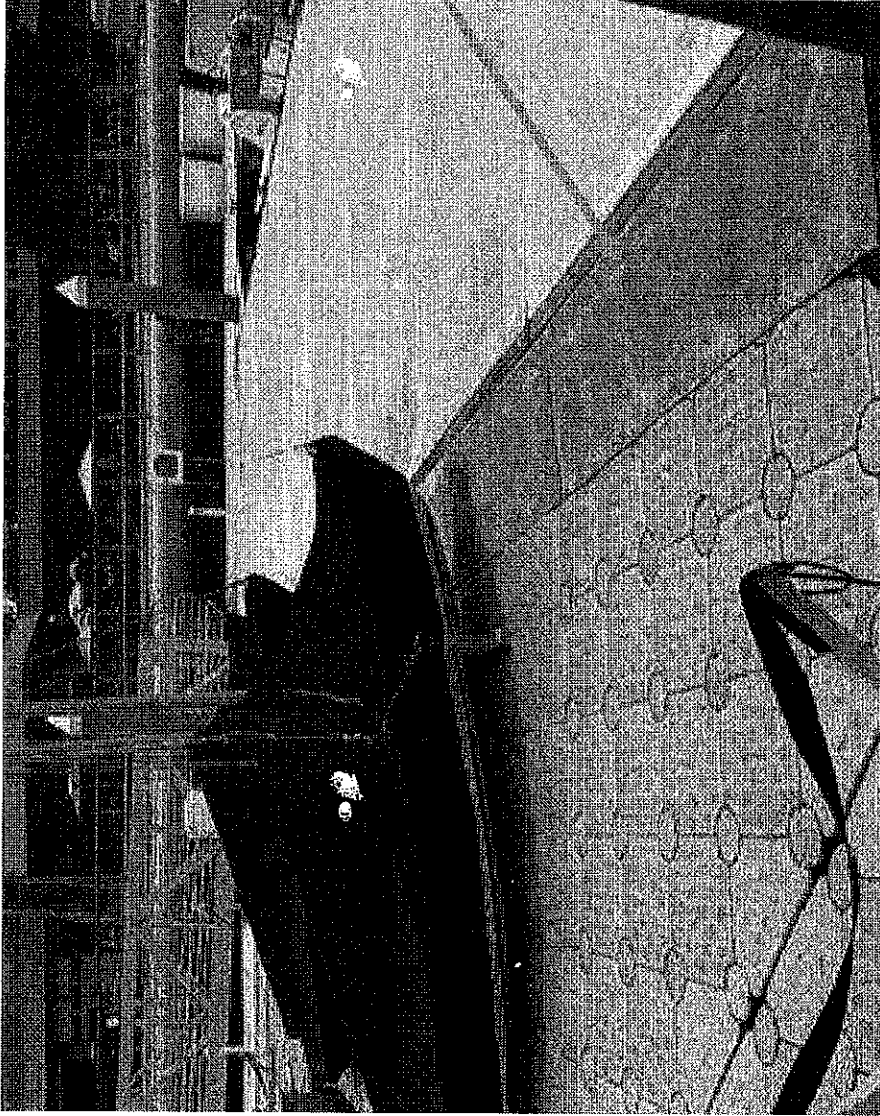
**VIA SCOTT DIXON, FLEET CAPTAIN**

1. Temporary – Can be used from June 1 through Labor Day and then must be removed.
2. Floating Dock must fasten with Cleats (City to provide cleats as needed, LBYC bears all other cost of floating dock and installation)
3. Must provide fender material between Floating Dock and Main Dock to protect both
4. Must have ramping from Main Dock to Floating Dock
5. Must take safety precautions with cleats after fastening (covers/paint color, etc.)
6. Proposal to Include Design specs/Cut sheets – (some attached)
7. LBYC to obtain appropriate insurance and provide proof thereof.
8. Additional Sabot Racks on floats – must be built by Bellingham in accordance with specs of existing Sabot Racks (width and height, length TBD by space)

CLEATS - EXAMPLE



# RAMP BETWEEN MAIN AND FLOATING DOCKS - EXAMPLE



Ramp will fill gap between Main and Floating dock

Confidential

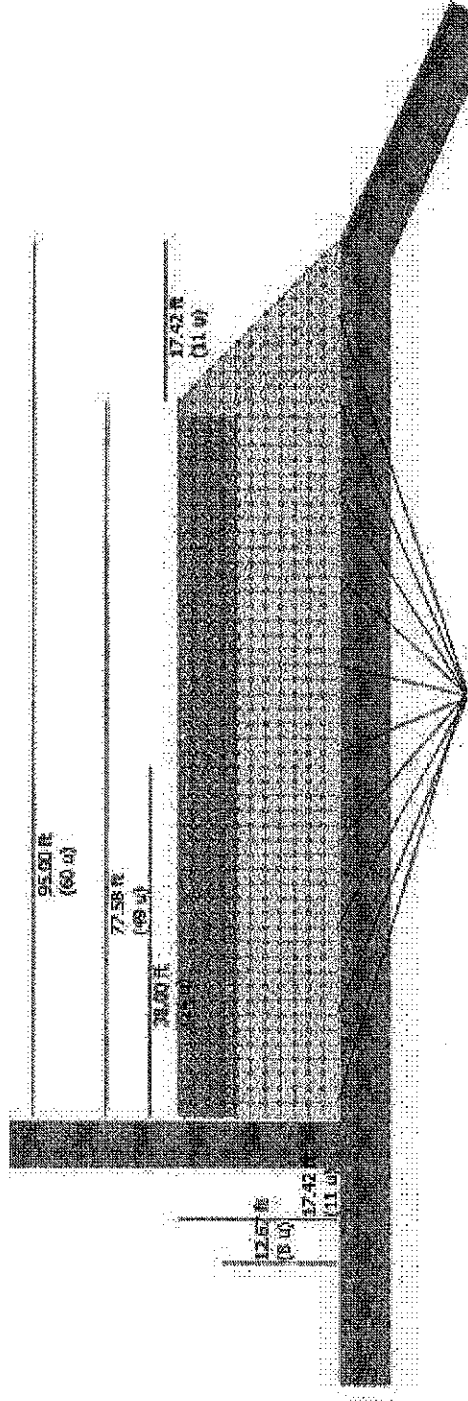
**CANDOCK WEST COAST LLC**  
 14012 BIRDSEYE COURT  
 1-530-343-8405  
 tyam@candockwestcoast.com

Date: 2021-

**NEW CANDOCK  
 FRONT OF CLUB**

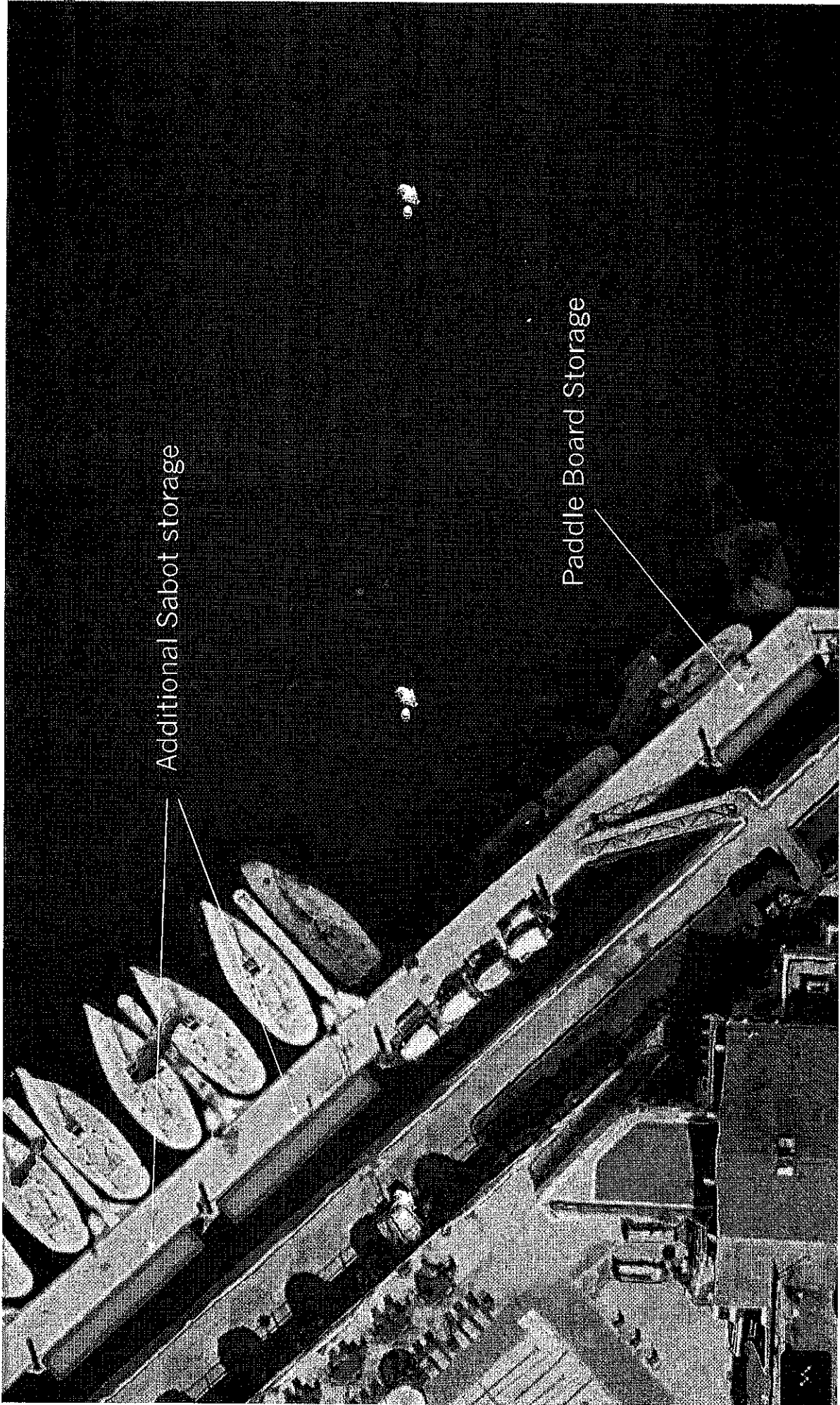
To : Long Beach Marina

Beige colors are all other colors used in this drawing



Cleat Locations

Confidential



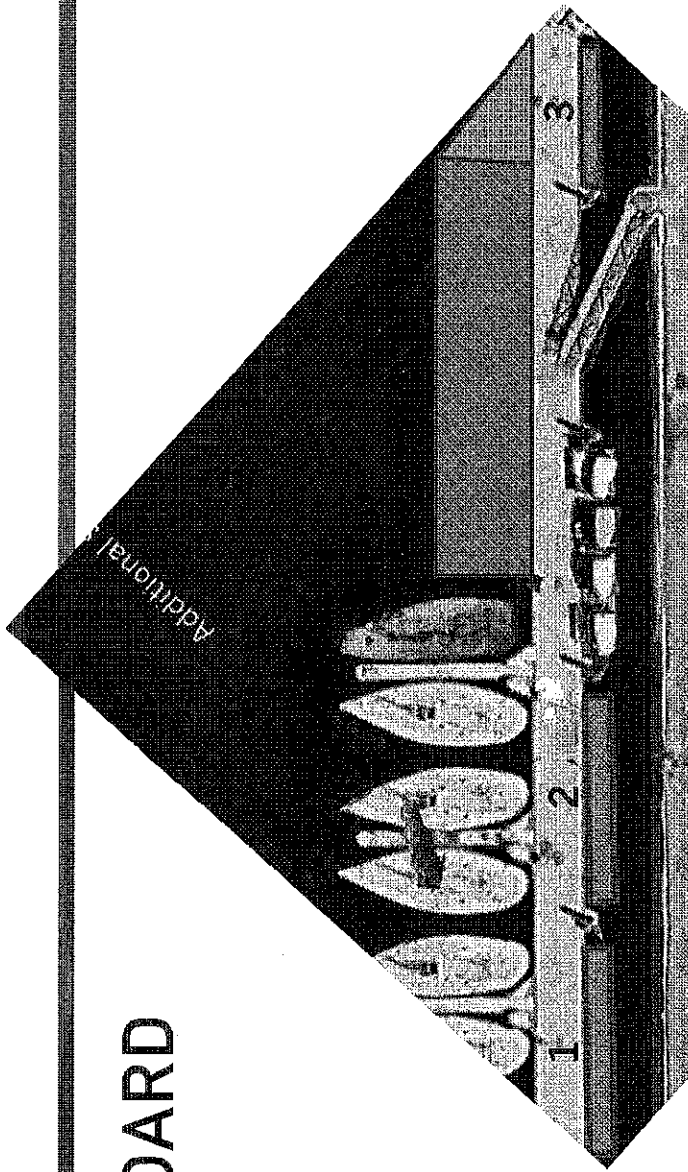
Additional Sabot storage

Paddle Board Storage

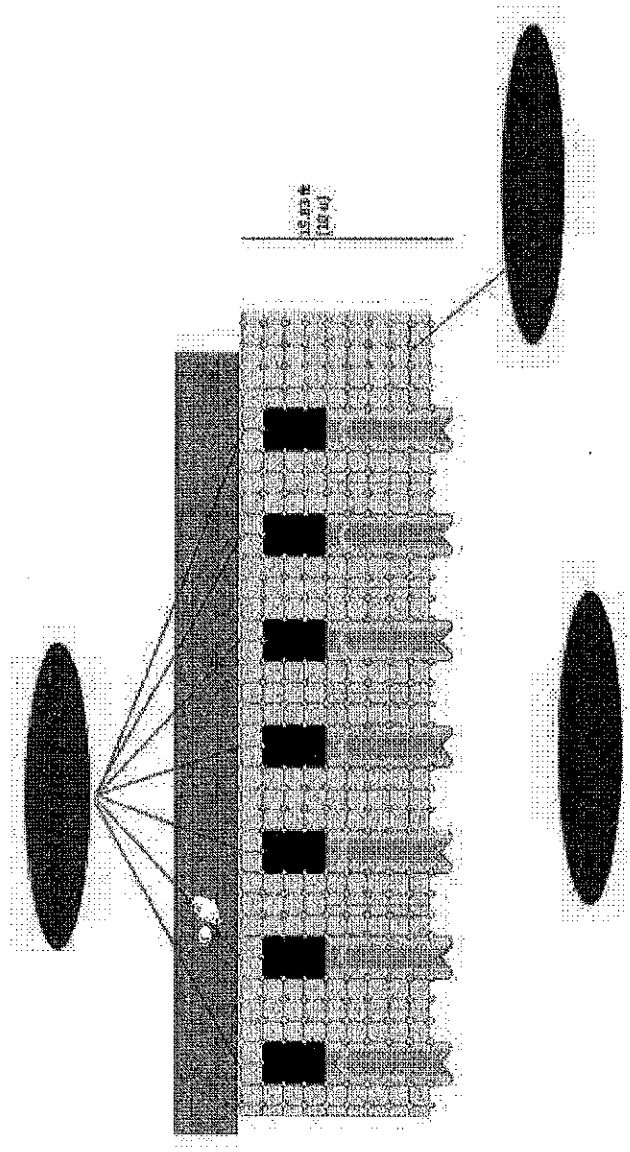
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## SABOT AND PADDLE BOARD

- Sabot Floating Racks 1 & 2 = 1' x 6' x 40'
- Kayak/Paddleboarding Rack 3 = 1' x 6' x 25'



**RECOMMENDATION FOR COACH/UMPIRE BOATS -  
USE EXISTING MOUNTING BRACKET LOCATIONS AT SEA BASE WHERE FJ/420S  
ARE CURRENTLY LOCATED**



Same width as current dock

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## #2 SEA BASE SETUP

- SHORT TERM
  - ONE DESIGN FLEETS – Juniors aged 14+ (approximate) and adults
  - EVENTS/ADVANCED SAILING – 29er, pre-Olympics, higher tech boats
  - Work with Sea Scouts on defining relationship/program/usage.
  
- LONG TERM –
  - LBYC willing to partner with City of Long Beach, all interested parties to ensure best use of Sea Base prior to and after 2028 Olympic cycle.
  
- STATUS – HOLDING



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## **-BENEFITS:**

1. Safety – right in front of club, close to parents, safety equipment.
2. Efficiency – eliminates 10 minute walk to Sea Base; closer to harbor mouth/bay
3. True “Junior Sailing Hub/Activity Center”
  1. Continuity/Traffic flow from Jobson Room/other meeting areas
  2. Better instruction – Ability to work with different groups in different rooms/areas, use video, white boards, teaching tools in confined space
  3. Better Sabot launching and storage
  4. Collaborate with Forward Planning to maximize clubhouse/facility use
4. Better transition to doublehanded boats:
  1. FJs/Fevas – intermediate and sailing/seamanship courses
  2. 420s – shorter, specific training sessions. Evening practices.
5. Visibility
  1. Talent
  2. Family/Parental participation
  3. Membership in clubhouse views activity – encourages contribution.
6. Maintenance – more convenient
7. Longer Term/Bigger Picture
  1. High School, Collegiate, STEM events in front of club
  2. Sea Base setup for One Design growth for older Juniors along Sailor Development continuum

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# -OTHER CONSIDERATIONS

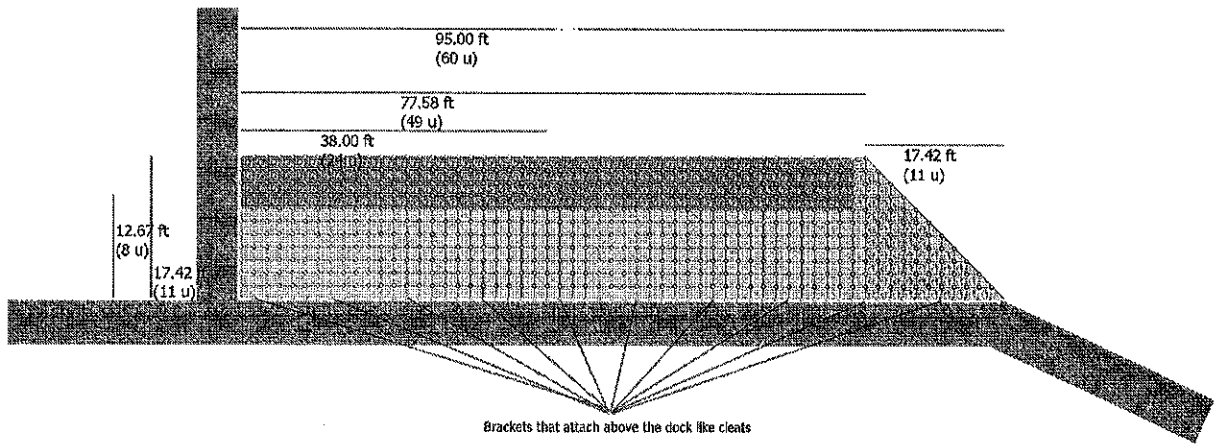
- -Paddle-boards/small dinghies –
  - Improve – Ease of use – closer to launch area.
- Power Boat Docking
  - Up to 35'
  - Cleats, fenders, optional posts
  - Aisles for ingress/Egress
- Cruisers – ability to use dock
  - 4<sup>th</sup> of July, Hosted Events – untie and move
- Dock is configurable

**CANDOCK WEST COAST LLC**  
14012 BIRDSEYE COURT  
1-530-345-8405  
ryan@candockwestcoast.com

Date: 2021-11-11

To : Long Beach Marina

Beige cubes are all older cubes used in this design

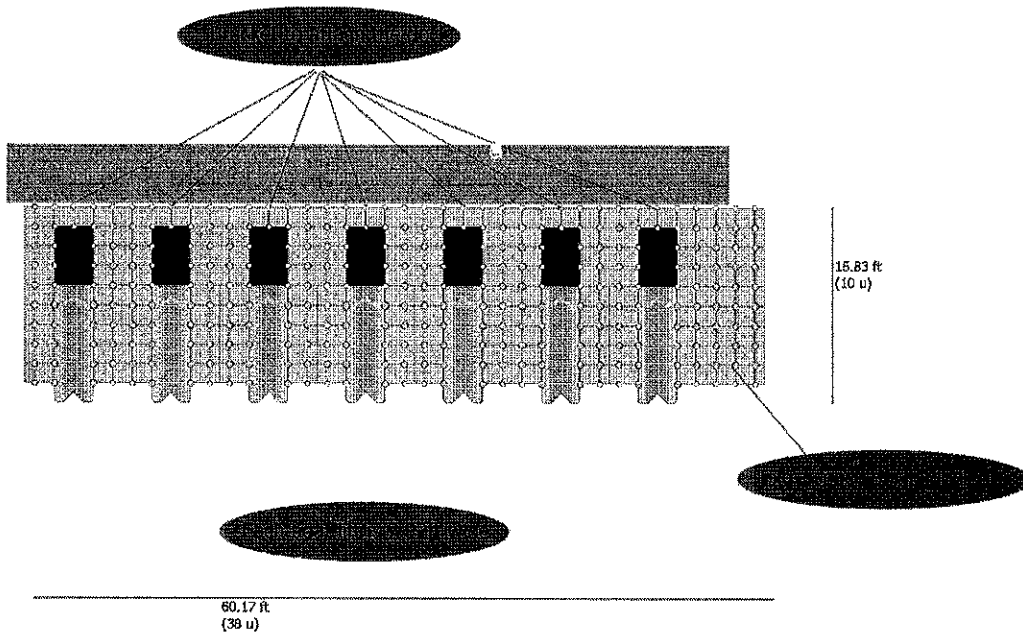


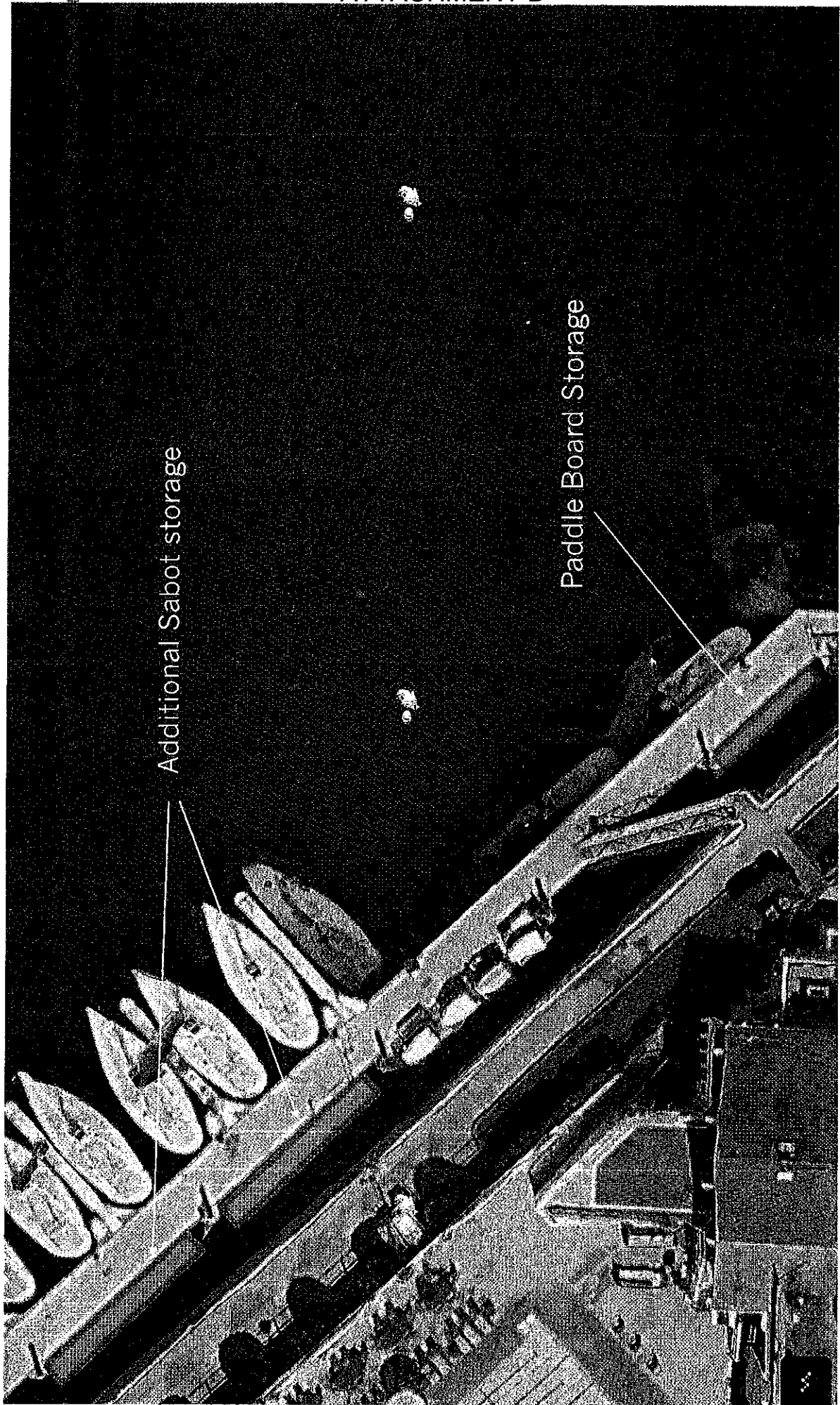
**ATTACHMENT C**

**CANDOCK WEST COAST LLC**  
14012 BIRDSEYE COURT  
1-530-345-8405  
ryan@candockwestcoast.com

**Date: 2021-11-11**

To: Chase Young  
Long Beach Yacht Club  
6201 E. Applian Way  
Long Beach, Ca 90803





Additional Sabot storage

Paddle Board Storage