

2019

Marine Advisory Commission Annual Report



CITY OF
LONG BEACH

**Marine Advisory Commission
2019
Annual Report**

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PARKS, RECREATION AND MARINE

Mission and Goals

Mission

We create community and enhance the quality of life in Long Beach through people, places, program, and partnerships.

Goals

- Ensure open space, parks, and recreational facilities meet community needs.
- Ensure City parks and recreational facilities provide a positive experience and image.
- Ensure recreational programming, leisure opportunities, and community services meet the diverse needs and interests of residents and visitors.
- Ensure beaches, waterways, and marine amenities are accessible and provide a positive experience and image.
- Ensure marinas are fiscally sound and meet boat owner and community needs.

MARINE ADVISORY COMMISSION

Mission

To enhance and preserve the beaches, waterways and adjoining facilities of the City of Long Beach.

MARINE ADVISORY COMMISSION ANNUAL REPORT

Membership

The Marine Advisory Commission was established by the City Council by minute order on May 1, 1956, LBMC Chapter 2.48. Commission members serving in calendar year from January - June 2019 were:

Camille Daniels

Colin Kelly *(not in photograph)*

Ted Kuhn

Elizabeth Lambe

Theresa Marino

Tom Mayes

David Thornburg

Mark Turpin



Commission members serving in calendar year from July - December 2019 were:

Camille Daniels

Colin Kelly *(not in photograph)*

Elizabeth Lambe

Theresa Marino

Tom Mayes

Jo Murray *(not in photograph)*

David Thornburg

Mark Turpin



Powers and Duties of the Commission

The duties and responsibilities of the Marine Advisory Commission are as follows:

- To consult with and advise the City Council and/or City staff on matters in formulating City policies regarding marinas, beaches, waterways, near shore areas adjacent thereto and facilities thereon.
- To study and analyze problems referred to it by the City Council and/or City staff, for the purpose of evaluation and recommendation of policy to the City.
- To perform such other functions as are specifically conferred on the Commission by the City Council.
- To conduct hearings of appeal of any cancellation of a permit issued pursuant to Chapter 16.08 of the Municipal Code 16.08.330.
- To analyze requests of groups or individuals, and make recommendations designed to ensure that areas within the Marine Bureau's jurisdiction provide the widest possible benefits to the greatest number of people.

**FORMAL ACTIONS OF THE MARINE ADVISORY COMMISSION
FOR CALENDAR YEAR 2019**

January 10, 2019

- A motion was made by Vice Chair Turpin, seconded by Commissioner Kuhn, to approve recommendation to receive and file the Tidelands Capital Projects oral report. The motion carried by the following vote: Unanimous

February 14, 2019

- A motion was made by Commissioner Marino, seconded by Commissioner Kelly, to approve recommendation to receive and file the Colorado Lagoon Open Channel – Phase 2 oral report presented by the Tidelands Capital Improvement Projects team. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Mayes, seconded by Commissioner Marino, to approve recommendation to receive and file the Marina Drive Revitalization Project oral report presented by the Tidelands Capital Improvement Projects team. The motion carried by the following vote: Unanimous

March 14, 2019

- A motion was made by Vice Chair Turpin, seconded by Commissioner Kuhn, to approve recommendation to receive supporting documentation into the record, conclude the public hearing, consider the Appeal from Art Bracamontes; and deny the Appeal and uphold the Marine Bureau's decision to terminate Permit No. 1346108 for violation of the Long Beach Marina Rules and Regulations. (District 3) The motion carried by the following vote: Unanimous

April 11, 2019

- A motion was made by Commissioner Kuhn, to approve recommendation to receive supporting documentation into the record, conclude the public hearing, consider the Appeal from Anthony Christopher Domino; and deny the Appeal and uphold the Marine Bureau's decision to terminate Permit No.1349183 for violation of the Long Beach Marina Rules and Regulations. (District 3) The motion failed for lack of second.

- A motion was made by Vice Chair Turpin, seconded by Commissioner Lambe, to approve recommendation on an alternate motion presented by Vice Chair Turpin, for Permit No.1349183. Alternate motion: Mr. Domino, Permit No.1349183, may retain his slip, and is not allowed to live aboard his vessel. If Mr. Domino is discovered living aboard his vessel, his permit will be terminated by the Marine Bureau. An appeal will not be granted. The motion carried by the following vote: Unanimous except for Commissioner Kuhn who voted no.
- A motion was made by Commissioner Mayes, seconded by Vice Chair Turpin to approve the recommendation of the placement locations for dedicated benches. (District 3) The motion carried by the following vote: Unanimous

May 9, 2019

- A motion was made by Commissioner Mayes, seconded by Commissioner Kuhn to approve recommendation to receive supporting documentation into the record, conclude the public hearing, consider the Appeal from Chang Kim; and deny the Appeal and uphold the Marine Bureau's decision to terminate Permit No.1348285 for violation of the Long Beach Marina Rules and Regulations. (District 3) The motion carried by the following vote: Unanimous except for Commissioner Marino who Abstained from the vote.
- A motion was made by Vice Chair Turpin, seconded by Commissioner Kuhn to receive and file the Commission's Ad hoc committee letter to approve the Mayor and City Council regarding the Marina Road Diet. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Daniels, seconded by Commissioner Marino to approve the recommendation of the placement locations for dedicated benches. (District 3) The motion carried by the following vote: Unanimous

May 23, 2019

- A motion was made by Commissioner Mayes, seconded by Commissioner Kelly to receive and file the oral presentation on the Alamitos Bay Parking and Circulation Master Plan presented by Economic Development and Public Works. The motion carried by the following vote: Unanimous

June 13, 2019

- A motion was made by Commissioner Kuhn, seconded by Commissioner Lambe to approve recommendation to receive supporting documentation into the record, conclude the public hearing, consider the Appeal from Rodolfo Lassalle; and deny the Appeal and uphold the Marine Bureau's decision to terminate Permit No.1349298 for violation of the Long Beach Marina Rules and Regulations. (District 3) The motion carried by the following vote: Unanimous

July 11, 2019

- A motion was made by Commissioner Lambe, seconded by Commissioner Mayes, to approve recommendation for noise variance for the 2019 Long Beach Sprint Nationals Event. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Kelly, seconded by Vice Chair Turpin to approve recommendation to receive supporting documentation into the record, conclude the public hearing, consider the Appeal from Anthony Christopher Domino; and deny the Appeal and uphold the Marine Bureau's decision to terminate Permit No.1349183 for violation of the Long Beach Marina Rules and Regulations. (District 3) The motion carried by the following vote: Unanimous

August 8, 2019

- A motion was made by Commissioner Marino, seconded by Commissioner Daniels, to receive and file the report on Long Beach Rowing Center good neighbor practices. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Mayes, seconded by Commissioner Marino, to approve recommendation to support the Marine Bureau to enter into an agreement with Dion & Sons, newly proposed fuel dock operator; from October 1, 2019 through September 30, 2024, with two (2), five-year renewal options, to City Council for approval. The motion carried by the following vote: Unanimous

September 18, 2019

- A motion was made by Commissioner Murray, seconded by Commissioner Daniels, to receive and file the oral presentation on the Alamitos Bay Parking and Circulation Master Plan Community Update presented by Economic Development and Public Works. The motion carried by the following vote: Unanimous

October 10, 2019

- A motion was made by Commissioner Mayes, seconded by Commissioner Kelly, to revise the Commission's draft letter by an Ad Hoc Committee, and to schedule an alternative meeting to review the revised Commission letter. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Mayes, seconded by Commissioner Kelly, to receive and file the amended motion on removing the first paragraph regarding electronic billboards, page two of the Commission's draft letter, and develop a letter specific to the billboards separate from the other issues. The motion carried by the following vote: Unanimous

- A motion was made by Commissioner Kelly, seconded by Commissioner Mayes, to receive and file the revised Commission's letter to the Mayor regarding the electronic billboards at 2nd & PCH. The motion carried by the following vote: Unanimous

October 24, 2019

- A motion was made by Commissioner Murray, seconded by Commissioner Mayes, to receive and file the edited letter, and to send the letter out to the entire Commission for signature. The motion carried by the following vote: Unanimous

November 14, 2019

- A motion was made by Commissioner Mayes, seconded by Vice Chair Turpin, to approve recommendation for submission to City Council Marine Advisory Commission Annual Report for 2018. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Lambe, seconded by Commissioner Marino, to approve recommendation to support the Marine Bureau's request for City Council authorization for the execution of a new permit and any amendments, with Dockside Boat & Bed, Inc., of Long Beach, CA, to occupy and use portions of the docks, slips, and end ties in Rainbow Harbor to operate bed and breakfast inn accommodations and charters for a three-year term, from January 1, 2020 through December 31, 2022, with two, three-year options to renew through December 31, 2028. The motion carried by the following vote: Unanimous
- A motion was made by Vice Chair Turpin, seconded by Commissioner Marino, to approve recommendation to support the Marine Bureau's request for City Council authorization to amend and restate Permit No. 27276 with Harbor Breeze Corporation, for the use of docks in Rainbow Harbor for charters, harbor cruises, and whale watching tours for a term of 15 years, with three, five-year renewal options. The motion carried by the following vote: Unanimous
- A motion was made by Vice Chair Turpin, seconded by Commissioner Mayes, to approve recommendation to support the Marine Bureau's request for City Council authorization to enter into a permit agreement with Freetime Incorporated DbA Wheel Fun Rentals, for the use of Rainbow Lagoon to offer Swan Pedal Boat rentals for a term of five years, with two, two-year renewal options. The motion carried by the following vote: Unanimous

MARINE ADVISORY COMMISSION

ATTENDANCE RECORD – 2019

| Commissioner | Jan | Feb | Mar | Apr | May | May Special Meeting | Jun | Jul | Aug | Sept | Oct | Oct Special Meeting | Nov | Dec Orientation | Present | Absent |
|-----------------|-----|-----|-----|-----|-----|---------------------------|-----|-----|-----|------|-----|---------------------------|-----|--------------------|---------|--------|
| Nathaniel Brown | | | | | | | | | | | | | | X | 1 | 0 |
| Camille Daniels | A | A | X | A | X | A | X | A | X | X | A | A | X | X | 7 | 7 |
| Colin Kelly | X | X | X | X | X | X | A | X | X | X | X | A | X | X | 12 | 2 |
| Ted Kuhn | X | X | X | X | X | X | X | | | | | | | | 7 | 0 |
| Elizabeth Lambe | X | X | X | X | X | A | X | X | X | X | X | X | X | X | 13 | 1 |
| Theresa Marino | X | X | A | X | X | X | X | X | X | X | X | X | X | X | 13 | 1 |
| Tom Mayes | X | X | X | X | X | X | A | X | X | X | X | X | X | X | 13 | 1 |
| Jo Murray | | | | | | | | | X | X | A | X | A | A | 3 | 3 |
| David Thornburg | X | X | X | X | X | X | X | X | X | A | X | X | X | X | 13 | 1 |
| Mark Turpin | X | A | X | X | X | A | A | X | A | X | A | A | X | X | 8 | 6 |

Note:

X = Present

A = Absent

0 = A meeting was not held

The Marine Advisory Commission meetings are held on the second Thursday of each month at 2:30 p.m. at the Long Beach Yacht Club and are open to the public.

CITY PERSONNEL ASSISTING THE MARINE ADVISORY COMMISSION:

Gerardo Mouet, Director, Parks, Recreation and Marine
Elvira Hallinan, Manager, Marinas & Beaches
Tamalyn Sayre, Secretary, Marine Bureau
Moria Khou, Administrative Analyst, Marine Bureau
Ryan Yakus, Administrative Aide, Marine Bureau
Cory Forrester, Superintendent, Beach Maintenance
Keisha Sanker, Clerk Typist, Beach Maintenance
Eric Woodson, Superintendent, Marine Maintenance
Andrea Fogarty, Clerk Typist, Marine Maintenance
Todd Leland, Superintendent, Marine Operations
Kristle Clark, Clerk Typist, Marine Operations
Kimarie Vestre, Supervisor, Alamitos Bay Marina
Eric Skelly, Supervisor, Shoreline Marina, Rainbow Harbor & Marina
Mitchell Armstrong, Marina Agent II, Alamitos Bay Marina
John McVay, Sergeant, LBPD/Marine Patrol Unit
Steven Covarubias, Special Services Officer IV, LBPD/Marine Patrol Unit
Gonzalo Medina, Lifeguard Chief, LBFD/Marine Safety Division
Scott Dixon, Lifeguard Captain, LBFD/Marine Safety Division
Omar Naranjo, Lifeguard Captain, LBFD/Marine Safety Division
David Guerra, Lifeguard Captain, LBFD/Marine Safety Division
Cameron Abel, Lifeguard Captain, LBFD/Marine Safety Division
Eric Widstrand, Manager, Traffic and Transportation, Public Works
Joshua Hickman, Program Manager Tidelands, Public Works
Mouhsen Habib, Project Manager Tidelands, Public Works
Monica Dergevorgian, Capital Projects Coordinator Tidelands, Public Works
Art Sanchez, Deputy City Attorney, COLB Attorney's Office

MARINE BUREAU – STRATEGIC PLAN

(Adopted in 1999)

Mission Statement

It is the mission of the City's Marinas to enhance the quality of life of users of the City's beach and marine environment through continuous, cost efficient and effective delivery of needed services as characterized by safe, clean, well-maintained, attractive and secure beach and marine facilities.

Goals and Objectives

Goal #1 – To ensure both short and long term financial stability of the City's Marinas through the use of competitive fees and charges supplemented by other needed revenues to support operating expenditures and capital.

Objective 1 – Identify the three Marina facilities: Downtown, Alamitos Bay and Rainbow Harbor, as three separate cost and revenue centers within the overall framework of the City's Marina Enterprise Fund.

Objective 2 – Identify the City's beaches and other marina environment as independent cost and revenue centers within the City's Marina Enterprise Fund.

Objective 3 – Maintain a minimum occupancy rate of (October 1, 1998) 85% for available slips at the Downtown Marina and 93% at Alamitos Bay.

Objective 4 – Identify and allocate support services costs, including administration, police, fire and maintenance to the Bureau's four cost centers.

Objective 5 – Establish user fees and charges at the three facilities that cover the costs reasonably born by the City and Bureau in providing desired services while maintaining competitive position in private market place.

Goal #2 – To ensure desired amenities are made available to the Marina's users.

Objective 6 – Develop a Master Plan for the Downtown and Alamitos Bay facilities that will guide current and future infrastructure renewal and expansion for 1999-2020.

Objective 7 – Secure needed funding for implementing adopted Master Plans at both Downtown and Alamitos Bay facilities.

Goal #3 – To provide outstanding (quality) services to Marina users.

Objective 8 – Conduct customer services training for Marine Bureau staff.

Goal #4 – To provide for the safety and well being of users at the City's Marina facilities.

Objective 9 – Establish a Trust Fund to support needed capital improvements to eliminate current and future deferred maintenance of an annual appropriation of 10% of gross income.

Objective 10 – Maintain minimum staffing levels for police and fire services to ensure timely response to calls for service at Marina facilities.

COMMISSION COMMITTEES

Marine and Beach Maintenance / Operations Committees

The Committees met in March, May, July, and November prior to the Marine Advisory Commission (MAC) meetings. The Committee reviewed the MAC agenda items and discussed maintenance and operational issues impacting the marinas and beaches.

The Committees discussed the following topics:

- Maintenance of Shoreline Marina
- Lighting in Shoreline Marina area
- Boat slip pedestal replacement
- Peninsula beach erosion mitigation options
- Tree Trimming and wildlife nesting patterns
- Davies Launch Ramp redesign: Grant
- New Bayshore Lifeguard Station
- Trash enclosures throughout Alamitos Bay Marina: Door replacement
- Rowing dock: Marine Stadium
- Station 34 locker room / breakroom remodel
- Beach restroom remodeling/replacement
- Alamitos Beach improvements and concession planning

Tidelands Capital Projects Committee

The Tidelands Capital Projects Committee met in February, June and October, and followed the progress on a variety of projects as reported in Committee meetings with City staff. During each meeting, Committee members made suggestions and recommendations relative to several projects.

Specific projects reviewed by the Committee during the year included the following:

- Lighting in Shoreline Marina area
- Aqualink Update
- Pine Avenue pier safety railing
- East San Pedro Bay restoration study
- Leeway Sailing Center pier, dock and shed rebuild
- Belmont Pier Revitalization
- Belmont Pier storm damage repairs
- Belmont Pier Feasibility study
- Naples Seawall Phase 2
- Bayshore swim dock
- Colorado Lagoon restoration

Finance Committee
2019

During FY 2019, the Finance Committee continued to monitor, analyze financial performance for the Marina and non-marina Tidelands area.

The Committee working with the Manager of Marinas and Beaches continued to review, recommend and support ABM Bond Requirements.

The Committee working with the Manager of Marinas and Beaches reviewed and supported the recommendation to approve the 2020 Slip increases. Slip revenues comprise over 80% of the total Marina Fund revenues. In order to successfully sell the Bonds, the City is required to maintain the Marina Fund in a sound financial condition with a minimum debt service coverage ratio of 1.25X. Therefore, City Council authorized an annual slip rent increase of a minimum of 2% during the duration of the Bond debt, therefore the proposed increase is 2.00% to ensure the required coverage. In March 2019, Fitch Rating, Inc. reaffirmed the "BBB" rating.

In summary, 2019 was an active year for the MAC Finance Committee and the Marine Advisory Commission relative to supporting the financing of the ABM Rebuild.

MARINE ADVISORY COMMISSION OBSERVATIONS

The Marine Advisory Commission (MAC) met monthly over the past year. The MAC meetings are frequently attended by area residents with an interest in issues that impact the beaches, the marinas, and the housing communities surrounding these areas and depend on this forum to have their voices/opinions heard.

The MAC has provided an opportunity for residents and other stakeholders to voice their positions on agenda items on which the Commission is making recommendations to the City and Marine Bureau. For marina slip permittees, the MAC provides an appeal mechanism for decisions of the Marine Bureau against the permittee.

The key issues that MAC focused on during the 2019 period were:

OBSERVATIONS

As in previous years, the Marine Advisory Commission met monthly (except December when we held a Board orientation) to address issues concerning the operation of the Long Beach Marine Department. We adjudicated over several appeals of permittees and commented and advised City to staff our opinions on our beaches, waterways, and marina facilities. We also continued to be briefed on various City projects underway or planned, which in some way affect the marina bureau.

Attendees at our MAC meetings were numerous at some meetings concerning the opening of 2nd and PCH, where the City's Economic Development staff outlined the proposed parking configuration. We saw various members of the community, having an interest in the marine environment and organizations wishing to address the Commission on issues facing the city's marinas.

The Marine Advisory Commission allows the public to express their concerns and put forward their ideas. Often the Commission instructed staff to place items on the next MAC meeting for discussion to improve the overall operation and the functionality of Marine Bureau services. MAC also worked with City Council offices meeting with them on the concerns of permittees.

With the 2018 multi-year rebuild of the Alamitos Bay Marina slips in the past, MAC continued to observe the financial status of the Marine Department, which still is very sound. Marine Bureau staff continues to do an outstanding job, solely dedicated to the permittees they service, which is apparent each month when they report their activities to MAC. The marinas of Long Beach, one of the nation's largest municipally controlled marinas, continue to rate very high in customer service and ease of access. The public from all corners of the world continues to enjoy our modern marinas, which all indications point to being run smoothly for decades to come.

With the constant knowledgeable supervision of the Marine Department, the city maintained its BBB bond rating and saw an increase in slip revenue. As Commission Chair, I was once again impressed with the professionalism of the Commissioners and staff. I am thankful to have served for the past eight years on MAC and will remember this time with happiness and gratitude.

David Thornburg
MAC Chairman

MARINE FACILITIES

The Department of Parks, Recreation and Marine oversees the operation and maintenance of all Long Beach waterfront public recreational facilities, including:

- ◆ 6.5 miles of beaches
- ◆ Three marinas, with a combined 3,368 boat slips -- The largest municipal operated marina system in the nation (Alamitos Bay Marina, Shoreline Marina and Rainbow Marina).
- ◆ Rainbow Harbor, with a combined 2,100 feet of commercial dock space
- ◆ Marine Stadium (rowing, water-skiing and special event facility north of Alamitos Bay)
- ◆ Rainbow Lagoon (non-swimming recreation lagoon adjacent to the Hyatt Hotel in Downtown)
- ◆ Colorado Lagoon (swimming recreational lagoon north of Marine Stadium)
- ◆ Leeway Sailing Center
- ◆ Belmont Veterans Memorial Pier
- ◆ Belmont Pool