



REVIEW OF WALKER CONSULTANTS ALAMITOS BAY MARINA PARKING LOT STUDY



We have concerns about 6 major issues that were not addressed in the plan

1. Guidelines and rulings by the California Coastal Commission and our Long Beach Local Costal Program
2. What is the source of funds to run the marina. Who will benefit from the addition of paid parking. Will those benefiting make up the shortfall in funds need to pay the Bond.
3. What's the plan to honor the legal contractual agreements
4. What, if any, Marina employee union contracts may have to be modified
5. Financial analysis of costs, revenues and Return on Investment.
6. The 5-year time-7line.

California Coastal Commission

20234: California Costal Commission favors commercial fishing and recreational boating usage above all others business like restaurants

- **30224:** Increase recreational boating use, limit non-water-dependent land use causing congestion
- **30234:** ... recreational boating industries shall be protected... upgraded.. And not be reduced...
- **30213:** Lower cost visitor and recreational use protected and provide



Feb 2003: 5-92-050-A2:

ABM Landing: general public, first-come, first-served, 2 hours free parking, \$1/30 minutes, max \$10

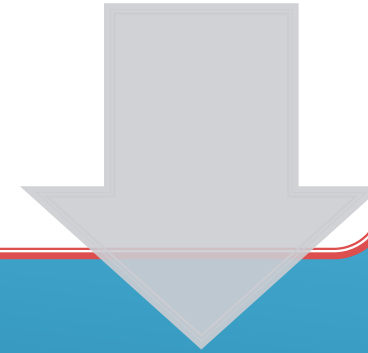
Feb 2016: 5-92-050-Item F20C Addendum, Ballast Point:

Terminated parking fees, valet parking, removed 2-hour parking restriction, removed parking restrictions signage in parking lot, remove traffic control electronic arm at payment kiosk.

Long Beach Local Coastal Program (LCP)

“Alamitos Bay has probably reached near-capacity regarding human uses and ecological viability.”

(Local Coastal Plan, Feb 1980, updated Oct 2020, Page III-R-6)



971 parking spots, 218 more than currently assigned

“Not less than 0.75 parking spaces per boat slip **shall be** maintained”

According to Walker there are 1295 slips in ABM.

753 spots are assigned, including ADA restricted boat owner spots

$$1295 \times .75 = 971 - 753 = 218$$

CONTRACTUAL AGREEMENTS:

1) BOAT OWNERS

Parking is included as part of the slip fee.

971 parking spots

*90% of marina operations paid by slip fees.

\$114 Million dollar Bond commitment.

* 2011 City Audit

PARKS, RECREATION AND MARINE- MARINE BUREAU FEES, RATES AND CHARGES

The following schedules establish the fees, rates, and charges to be paid by Permittees and users of the facilities within the Long Beach marinas and other designated facilities:

A. Marine Stadium East and West Small Boat Launching Ramp, Claremont Avenue, Granada and South Shore Launching Ramp Parking Fee [Long Beach Municipal Code Section 16.08.670 B] -- \$12.00 for each 24-hour period or portion thereof.

B. Boat Gathering Permit Fee [Long Beach Municipal Code Section 16.08.720] -- \$270.00 per year payable in advance.

C. Harbor Structure Plan Check Fee [Long Beach Municipal Code Section 16.08.760 B]:

Number of Slips or Berthing Spaces	Fee
1 to 4 slips or spaces	\$95.00 for the first submittal and \$30.00 for each additional submittal
5 or more slips or spaces	\$265.00 for the first submittal and \$30.00 for each additional submittal

D. Penalty for Failure to Submit Harbor Structure Plans Prior to Commencement of Construction: Any person who fails to submit plans for checking for conformance with "Plans and Specifications No. R-4858 for the Erection of Structures Channel Ward of the Bulkhead Lines in the Long Beach Marina Area in the City of Long Beach, California" and obtain a construction permit therefor prior to the commencement of construction shall pay upon demand the applicable harbor structure plan check fee and construction inspection fee together with a penalty of \$1,000.

E. Harbor Structure Construction Inspection Fee [Long Beach Municipal Code Section 16.08.760 B]:

Type of Structure	Fee
Floating and Barge	\$90.00 for each permit
Floating, Barge, & Pier	\$135.00 for each permit
Davits	\$10.35 for each davit
Commercial Floats	Fee
1 - 1,000 lineal feet	\$2.00 per foot/permit
Over 1,000 lineal feet	\$1,555.00/permit plus \$0.30 per foot per permit for each lineal foot in excess of 1,000 lineal feet.

F. Harbor Structure Annual Inspection Fee [Long Beach Municipal Code Section 16.08.760 E]:

Type of Structure	Fee
Floating and Barge	\$48.75 per year
Floating, Barge, & Pier	\$54.00 per year
Davits	\$31.10 per davit per year
Commercial Floats	Fee
1 - 1,000 lineal feet	\$2.20 per foot per year
Over 1,000 lineal feet	\$1,555.00 per year plus \$0.30 per foot per permit for each lineal foot in excess of 1,000 lineal feet.

"Commercial Floats" as used in Section G and Section H shall mean and include only those harbor structures at which vessels are moored, or permitted to be moored in connection with any business enterprise conducted by the permit holder pursuant to the provisions of Long Beach Municipal Code Chapter 5.76 issued by the City Council. The Manager shall determine, in accordance with commonly accepted marine practice, the lineal footage upon which the annual inspection fee for commercial floats is computed.

G. Harbor Structure Reinspection Fee [Long Beach Municipal Code Section 16.08.760 F]:

Type of Structure	Fee
Floating and Barge	\$37.35 for each inspection
Floating, Barge, & Pier	\$42.55 for each inspection
Davits	\$30.10 for each inspection

Commercial Floats	Fee
1 - 1,000 lineal feet	\$2.00 per foot per inspection
Over 1,000 lineal feet	\$1,555.00 for each inspection plus \$0.30 per foot for each lineal foot in excess of 1,000 lineal feet

H. Harbor Structure Permit Transfer Fee [Long Beach Municipal Code Section 16.08.760 H]:

Type of Structure	Fee
Floating and Barge	\$37.35
Pier	\$17.65

I. Seawall Mooring Permit Fee [Long Beach Municipal Code Section 16.08.850] -- \$11.40 per lineal foot of overall length of the vessel per year.

Type of Structure	Fee
Sandstake	\$275.00 per 11-month period
Bay Rack	\$190.00 per year (\$95.00 for second permitted vessel)

J. Shore Mooring Permit Fee [L.B.M.C. Section 16.08.860 A]:

K. Shore Mooring Waiting List Administrative Fee [Long Beach Municipal Code Section 16.08.890] -- \$ 30.00 upon application for shore mooring.

L. Marina Slip Permit Fee [Long Beach Municipal Code Sec. 16.08.900 A]: Marina Slip Permit Fees are due and payable on the 1st day of each month, whether or not the vessel is berthed in a slip. If payment is not received by the 10th day of each month, a second bill shall be sent to the Permittee, and a penalty shall be assessed as provided in Section 16.08.980 of the Long Beach Municipal Code. Permittee shall pay the permit fees and penalty by the date specified on the pending cancellation notice and any failure to make the payment when due will result in cancellation of the permit.

MARINA FEES (per month)		
Length of Slip	Slip Fees	Temporary Slip Fees
20	\$206.42	\$249.81
25	\$315.29	\$390.21
30	\$464.29	\$561.88
35	\$591.72	\$716.21
40	\$733.62	\$887.93
45	\$864.03	\$1,045.64
50	\$988.68	\$1,196.48
55	\$1,166.35	\$1,411.51
60	\$1,272.42	\$1,539.87
65	\$1,428.60	\$1,728.87
70	\$1,584.19	\$1,917.86
75	\$1,755.31	\$2,124.22
80	\$1,925.78	\$2,330.62
85	\$2,110.58	\$2,554.33
90	\$2,295.44	\$2,778.00
95	\$2,494.55	\$3,018.99
100	\$2,693.72	\$3,259.93
105	\$2,907.21	\$3,513.37
110	\$3,120.78	\$3,776.71
115	\$3,348.58	\$4,052.44
120	\$3,576.38	\$4,343.07

M. The Manager may, at his or her discretion, at times when the marinas of the City of Long Beach are not at full capacity, offer to the public an initial twelve month permit agreement to include the thirteenth month at no additional charge.

Due to surge patterns restricting overhang of vessels in the marinas, the Manager shall be allowed to designate gangways and/or areas of gangways, whereby the length of the vessel (when such length is less than the length of the slip assigned) will be used for the purpose of assessing fees.

N. Alamitos Bay Landing Dock: \$6.35 per lineal foot per month with a ten-foot minimum for inside area of the dock.

O. Rainbow Harbor/ABM Commercial Slip Fee: \$18.25 per lineal foot per month.

OTHER FEES FOR ALL MARINAS

P. Administrative Processing Fee: \$150.00 for (i) processing the issuance of a permit reinstating a cancelled permit; and (ii) completion of the permit process, but the customer decides not to move in.

Q. Marina Waiting List Administrative Fee [Long Beach Municipal Code Section 16.08.910] -- \$50.00 per year, or portion thereof, per list (size), payable January 1 of each year.

R. Live Aboard Permit Fee [Long Beach Municipal Code Section 16.08.400] -- For permits issued on or after October 1, 2003: \$197.00 per month for the first tenant, \$259.00 per month for two tenants and \$310.00 per month for three tenants.

S. Temporary Slip Authorization Administrative Fee [Long Beach Municipal Code Section 16.08.950] -- \$48.25

T. Slip Transfer Fee: \$36.00 per transfer, payable at time transfer is complete.

U. Leave of Absence Fee: \$67.00 per six-month period.

V. Permanent End Tie Slip Fee: 1.1 times the wide slip permit fee with a one-year agreement.

W. Wide Slip Fee: \$1.10 per square foot of permitted space per month.

X. Multi-Hull Slip Fee: 1.3 times current single slip fees if berthed in a slip. Berthing of multi-hull vessels in slips is only applicable in Shoreline Marina and when the marina is not at full capacity. If a multi-hull vessel is berthed on an end-tie in either marina, the regular slip permit fee will apply.

Y. Personal Watercraft Slip Fee: \$6.50 per foot with a minimum ten-foot agreement.

Z. Shoebat, Rowboat, Yacht Tender Mooring Fee [Long Beach Municipal Code Section 16.08.540] -- \$6.00 per foot per month payable in advance.

AA. Commercial Slip Fee: Except as otherwise provided in permits or other agreements approved by the City Council, 1.2 times the applicable per foot rate for vessels assigned to commercial floats (as defined in Section III.A).

BB. Landing Permit Fee [at commercial floats] \$125.00 plus \$1.00 per foot times the vessel's overall length per day or portion thereof, plus 5% of gross receipts.

CC. Large Vessel Temporary Berthing Fee: The Fee for vessels of over 90 feet in length -- \$385.00 per day

DD. Dry Boat Storage: \$105.00 per month, or part thereof, per vessel space with a 25 foot maximum.

EE. Marina Yard Storage Space Rental Fee: \$0.50 per square foot per month for for-profit organizations and 50% of regular rate per month for non-profit organizations to use the storage area on the eastside of Boathouse Lane.

FF. Small Boat Storage Rack Permit Fee [Long Beach Municipal Code Section 16.08.940] -- \$12.95 per month payable in advance.

GG. Visiting Vessel Slip Permit Fee [Long Beach Municipal Code Section 16.08.930] -- \$1.50 per foot per day payable in advance, \$18.00 daily minimum. For short visits of up to four hours, the fee shall be \$7.00.

HH. Visiting Vessel Overtime Charge: \$26.00 per day charge in addition to fees payable in Section HH above for failing to remove visiting vessel upon expiration of permit period or failing to extend term of guest permit prior to 12 o'clock noon.

I. Boat Owner/Visiting Vessel Key Deposits:

Each Key	\$26.00 refundable deposit for permittees.
	\$52.00 refundable deposit for guest permittees.
	\$105.00 Live Aboard Key Deposit.
	\$26.00 Mail Box key refundable deposit for each key.

The refundable deposit shall be held and disbursed in accordance with the provisions of Section III.L regarding deposits.

JJ. Structure Launch Permit Fee: \$37.35 per launch of dock structure and \$13.50 per launch of additional part of the same dock structure.

KK. Towing, Impound, Storage and Other Charges: If the City is requested or required, for any reason, to tow, impound, store, pump out, or render other emergency or non-emergency services to a vessel, the owner thereof shall pay on demand the following charges for services:

Towing and Hoisting	\$175.00 per hour with a one-hour minimum.
Impound	\$130.00 per vessel
Wet Storage	\$7.00 per lineal foot per day.
Dry Storage	\$1.15 for each day or part thereof of storage for vessels up to 13 feet 11 inches. For vessels in excess of 13 feet 11 inches in overall length, the current daily visiting vessel slip fee for each day or part thereof.

Non-Emergency Dewatering Pump Out: \$150.00 per hour with a minimum charge of one hour.

All of the above charges shall be a lien upon the vessel and the proceeds of sale thereof. The Manager is authorized to waive the imposition of any portion or all of the above charges.

In the event that any vessel is left abandoned within any waterway areas described in Chapters 16.08 and 16.12 of the Long Beach Municipal Code and any public lands bordering said waterways, and in accordance with Harbor and Navigational Codes, the owner of said vessel is subject to all fees related to the cost of hauling, removal and destruction of vessel.

LL. Bulletin Board Fee: \$32.15 per month for space not exceeding 8 inches by 5 inches; \$55.00 per month for space not exceeding 8 inches by 11-12 inches.

MM. Parking Decal Replacement or Non-Return Penalty Fee: Any person who requests a replacement parking decal or does not return a parking decal to the Marine Bureau offices upon leaving the marinas will be required to pay a penalty of \$59.00 per decal.

NN. Dredging of Private Property: \$605.00 per hour.

OO. Slip Permit Holding Fee: Non-refundable fee to hold slip for 30 days while owner obtains vessel, in the amount of 50% of actual slip monthly rate.

PP. Land Lockers: \$8.30 per month for a 3-foot locker, \$9.85 per month for a 4-foot locker.

QQ. Newsletter Fee: 1/4" page ad in the Marina Reader - \$200.00

1/8" page ad in the Marina Reader - \$135.00

RR. Red Tag Removal Fee: \$21.80 per item

SS. Dock Box Cleaning Fee: \$43.00 per hour/two-hour minimum / 4 hour maximum.

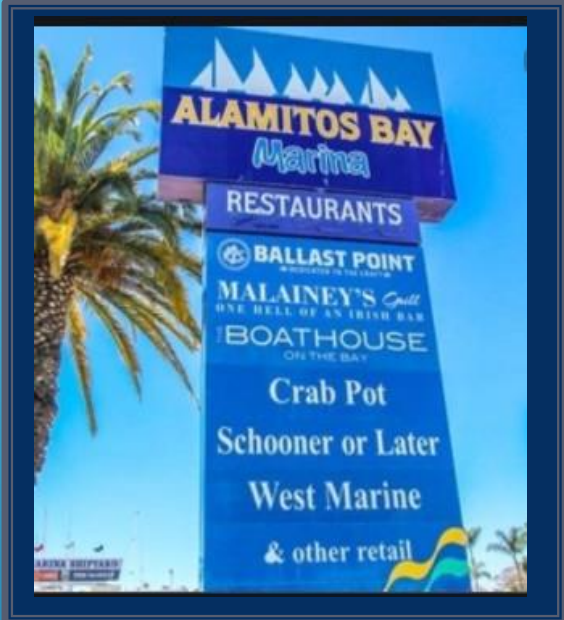
TT. Power Pedestal Lock Deposit: \$20.00 refundable deposit per lock.

FY20

FY20

CONTRACTUAL AGREEMENTS:

2) COMMERCIAL



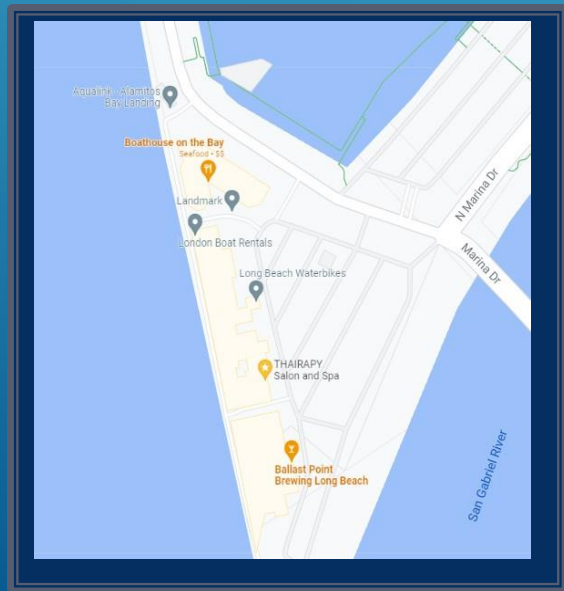
Little Ships Fleet
In ABM since 1937



Seal Beach Yacht Club
In ABM since 1972



Navy Yacht Club
In ABM since 2005



Walker counted 1841 public spaces, 69% total spaces

	Space Count	Balance
Total	2654	
Marine Patrol	19	2635
Boat Owners	971	1664
Crab Pot	171	1493
ABM Center	241	1252
San Pedro Fish Co	300	952
The Landing	288	664
Farmers Market	350	314
Seal Beach YC	241	73
Navy Yacht Club	100	27
Little Ships YC	30	-57
Total	2711	
% Occupancy	102%	

CONTRACTUAL AGREEMENTS:

3) MARINE BUREAU



- Marine Bureau employees belong to a Union
- Marina has long term contracts to provide services the Plan suggests outsourcing.
- Marine Patrol will always have responsibility for patrolling the docks

Has the Department of Human Resources been consulted?

Walker: Patrol-City: 19 parking spots



\$114 MILLION BOND, COVERED ALL EXPENSES AND THE DEBT SERVICE,
\$4M CONTRIBUTION TO CAPITAL FUND
MARINA "ENTERPRISE FUND" IS SELF-SUFFICIENT
FUNDED 90% BY SLIP FEES AND 8.6% BY RETAIL CONCESSIONS
NO TIDELANDS FUNDING
THE FUND MUST INCLUDE PROJECTS LIKE REFURBISHMENT, REPAIRS AND
RESTRIPING.
FOR CAPITAL IMPROVEMENTS PER LOAN REQUIREMENTS
5-YEAR PLAN: BOAT OWNER RESTROOMS, REPLACE SAGGING DOCKS...

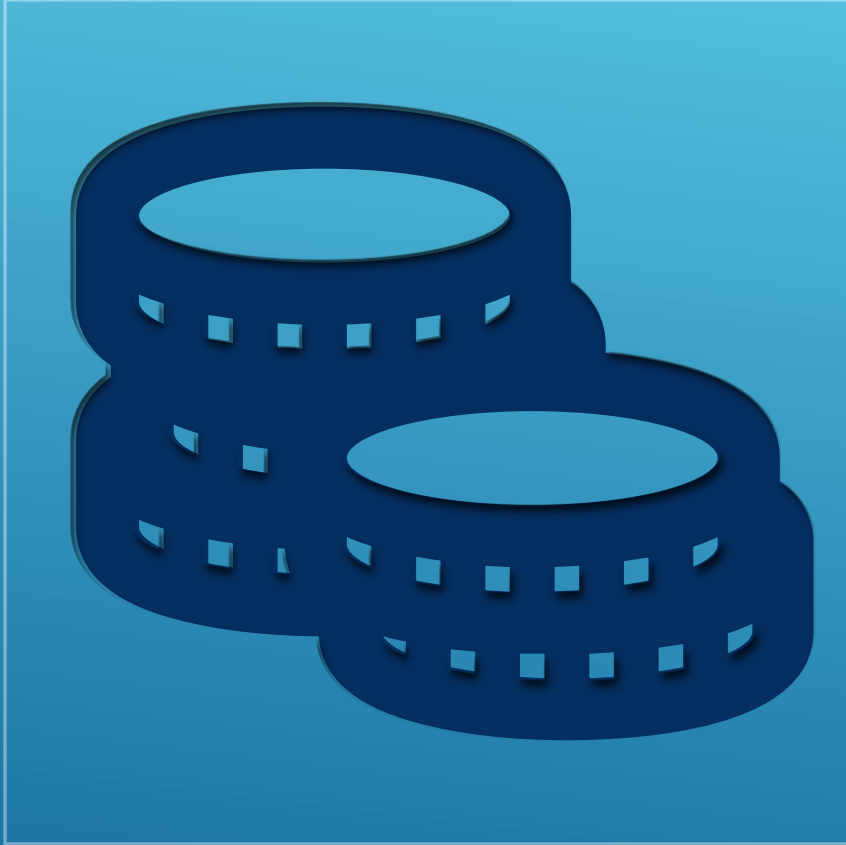




5-minute drive,
19-minute walk



BOATERS CONTRIBUTE TO THE ECONOMY



Property tax on our boats to LA County
Slip fees and other fees to the Marine Bureau



968 (29%) Long Beach residents

610 (63%) Live in District 3

130 (10%) are live-abords



1295 boat owners eat, buy
boat parts, shop,
contribute



REGATTAS AND SAILBOAT RACES



2022 SCYA Midwinter Regatta

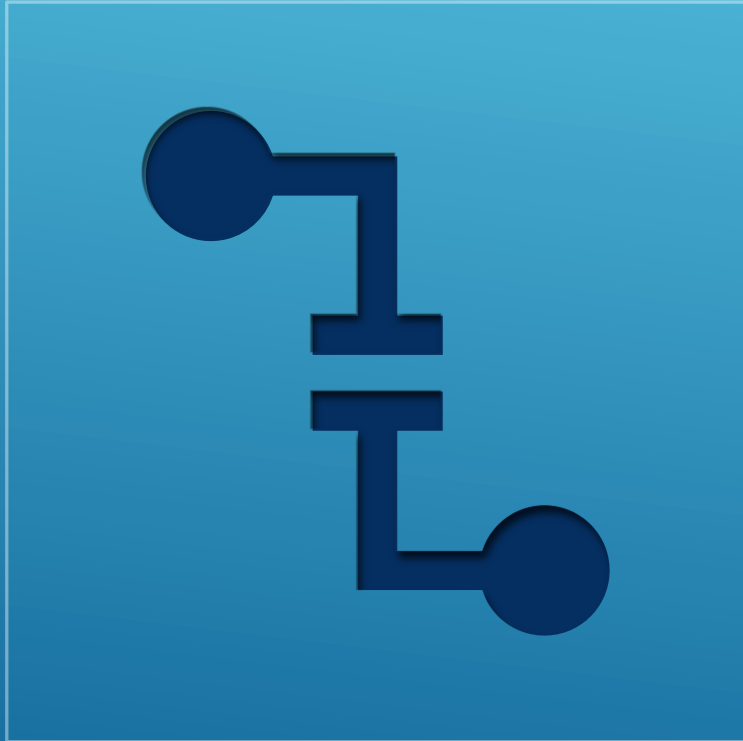
PO Box 3265, Seal Beach CA 90740 | 562-433-7426

February 12, 13, 19 and 20.

2022 will mark the 92nd year of historically America's largest annual regatta with over 25 venues, an expected 550 boats and over 2,500 racers.

- ▶ 240 Scheduled races/year.
- ▶ 14 yacht clubs
- ▶ All seasons
- ▶ Home to 2028 Olympic Sailing Competition
- ▶ Saturday Races: 30+ boats
- ▶ Sunday Races: 30+ boats
- ▶ Tuesday: 12 boats
- ▶ Wednesday: 40+ boats
- ▶ Thursday: 26 – 36 boats
- ▶ SCYA Midwinter Races: Feb 12,13,19,20: 30 boats per race.
- ▶ West Marine US Open Sailing leading to the Olympics
- ▶ <http://www.aspbyc.org/>

DISCONNECTS



Walker states:
“the parking lot is one of the
most valuable resources at
ABM.”

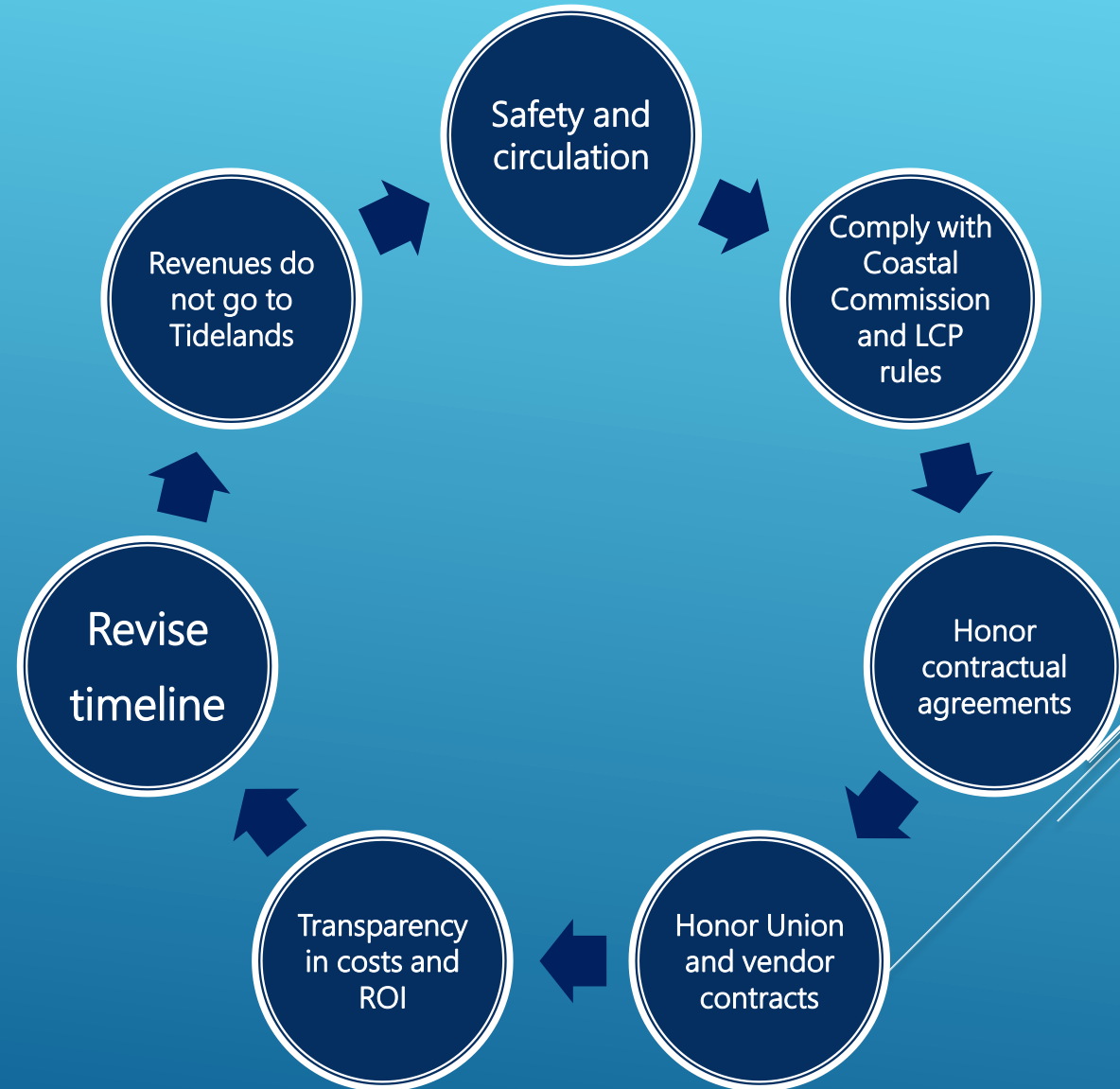
Most visits to boats include
doing repairs, provisioning.

Tradespeople who work on
boats are independent
contractors.

Partners need to use their
boats together

Creating long-term parking
areas away from your boat
burdens the boat owner
and encourages
non-marina activities

REQUESTS TO CITY MANAGEMENT





- ▶ Total Spots: 2,654
Walker says 1841 are public
- ▶ Spots with some contractual agreements: 2711 or 102%

Violation of terms puts the City in jeopardy since they have a duty to respect property rights

- ▶ Walker: Commercial/Coastal Access Parking Management Plan:
 - ▶ Limit Boat Owner Permits within 1 year
 - ▶ Designate Short- and Long-Term Boat Owner Parking Areas within 1 year
 - ▶ Limit Reciprocal Agreements within 3 to 5 years
 - ▶ No "Free" Parking in Leases within 3 to 5 years

No review of existing contracts with the union and service providers