

Date: May 10, 2024

To: Thomas B. Modica, City Manager



From: Brent Dennis, Director of Parks, Recreation and Marine



For: Mayor and Members of the City Council

Subject: **Letter from Marine Advisory Commission regarding Marina Structure Standards**

On April 11, 2024, the Marine Advisory Commission authorized their Ad Hoc Committee to submit a memorandum to the Mayor and City Council regarding Marina Structure Standards.

The attached letter expresses the Marine Advisory Commission's requests and recommendations for consideration.

If you have any questions, please contact Brent Dennis, Director of Parks, Recreation and Marine, at (562) 570-3170 or Brent.Dennis@longbeach.gov.

ATTACHMENT

CC: DAWN MCINTOSH, CITY ATTORNEY
DOUGLAS P. HAUBERT, CITY PROSECUTOR
LAURA L. DOUD, CITY AUDITOR
APRIL WALKER, ASSISTANT CITY MANAGER
TERESA CHANDLER, DEPUTY CITY MANAGER
MEREDITH REYNOLDS, DEPUTY CITY MANAGER
GRACE YOON, DEPUTY CITY MANAGER
TYLER BONANNO-CURLEY, DEPUTY CITY MANAGER
KEVIN LEE, CHIEF PUBLIC AFFAIRS OFFICER
MONIQUE DE LA GARZA, CITY CLERK
DEPARTMENT HEADS
TODD LELAND, MARINE BUREAU MANAGER



Marine Advisory Commission

CITY OF LONG BEACH
205 N. Marina Drive, Long Beach, CA 90803

April 11, 2024

Mayor Rex Richardson
411 West Ocean Blvd., 11th Floor
Long Beach, CA 90802

RE: Marine Advisory Commission Recommendations to City of Long Beach Regarding Marina Structure Standards

Dear Honorable Mayor Richardson,

The Marine Advisory Commission (MAC) is composed of dedicated Long Beach residents who use and enjoy the City's marinas, beaches, waterways, and near shore areas. In furtherance of the MAC's purpose to consult with and advise the City Council and City staff on matters regarding City policies pertaining to its jurisdiction, the MAC encourages the City Council to ensure consistency between private and public marina standards when leasing property.

As reported in the Press Telegram, LA Times, Long Beach Post, and local affiliates for ABC, Fox, CBS, and NBC, a "bus-sized" piece of concrete washed ashore several weeks ago in Long Beach. The seven foot by forty-six foot floating concrete dock originated from a privately operated Long Beach marina after it was dislodged during a winter storm. It is unknown how long the dock was floating untethered, acting as a marine navigational hazard, before currents carried it onshore. Marine Bureau staff properly moved the dock and placed warnings before destruction and disposal began in late March.

The City of Long Beach's Marine Bureau maintains the largest municipally owned marina in the United States. The Marine Bureau's high standards reflect well on the City's commitment to the boating community and ensure the public investment in the marinas are properly protected. Oftentimes, the first views residents and tourists have when visiting Long Beach's coast are of marinas, whether they are private or public.

The City's ability to maintain standards at publicly owned marinas is straightforward and achieved through agreements with individual boatowners for slips and its own policies and practices for common areas.

As early as January 2020, MAC Commissioners have raised significant concerns about the operations of private marinas in Long Beach. Specifically, MAC Chair Kelly raised concerns over the condition of the marina believed to be the source of the "bus-sized" concrete dock several years ago. Recent developments have made it clear that the City possesses the ability to control the requirements the next vendor must satisfy before reopening that marina. The MAC advises that leases issued by the City to private marina operators should require those marinas to meet the same, or similar, standards that public marinas are required to meet or be subject to penalties, including termination of the lease. Insofar as the City negotiates agreements concerning marinas, the MAC recommends staff from Economic Development to confer with Marina Bureau staff when

developing or negotiating marina leases to better tailor lease agreements for consistency between public and privately operated marinas.

The MAC also encourages private marina leases to allow the City to recover its costs when it incurs costs associated with a lessee's negligence (e.g., the loss of a "bus-sized" concrete dock). Minimum standards for marinas in Long Beach will strengthen the City's reputation, avoid the presence of sub-standard boating facilities in Long Beach, beautify high-profile tourist areas of the City, all while protecting public safety.

As such, the MAC encourages the City Council to ensure that lease agreements involving areas to become private marinas require those facilities maintain a similar standard to the City's publicly owned marinas, and that the failure to do so can result in financial penalties, up to and including termination of the lease, as well as cost recovery provisions that would make the City whole in the event of an event similar to the concrete dock events of early 2024.

Thank you for your consideration,



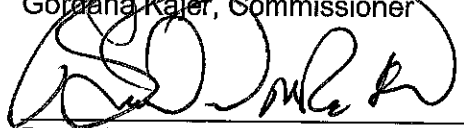
Colin Kelly, Chair



Avis Atkins McPhail, Commissioner



Gordana Kaiser, Commissioner



Bruce Mac Rae, Commissioner



Sabrina Zavala, Commissioner




Jo Murray, Vice Chair



Elizabeth Carlin, Commissioner



Elizabeth Lambe, Commissioner



Theresa Marino, Commissioner

- c: Long Beach City Council
Thomas B. Modica, City Manager
Dawn McIntosh, City Attorney
Brent Dennis, Director, Parks, Recreation and Marine
Stephen Scott, Deputy Director, Parks, Recreation and Marine
Bo Martinez, Director, Economic Development
Mary Torres, Manager, Property Services, Economic Development
Todd Leland, Manager, Marine Bureau