



Staff Report

TO: Board of Harbor Commissioners
FROM: James B. Pruett, General Manager
DATE: October 19, 2022
SUBJ: Oyster Cove Marina

Recommendation/Motion:

Information Only

Fiscal Implications/Budget Status:

Positive impact on the District's financial position through fees and rates collected from the former Oyster Cove Marina boat owners.

Background/Discussion:

On June 16, 2022, the tenants of Oyster Cove Marina received eviction notices from the owners of the marina (Kilroy Realty Corporation, and managed by Tideline Marine Solutions).¹ Through tremendous outreach by the remaining vessel owners, mainly liveaboards, the date to vacate the slips at Oyster Cove was extended to October 15, 2022. South San Francisco has worked with each of the vessel owners and located housing for a few, but some liveaboards remain in Oyster Cove Marina with no viable options to relocate.

South San Francisco, and the vessel owners contacted the Harbor District seeking short term spaces at Oyster Point Marina. The Harbor District could not accommodate this request based on the fact that Oyster Point Marina was already at the 10% limit for liveaboards. The 10% limit is set by the Bay Conservation and Development for Commission (BCDC).

South San Francisco then approached the Harbor District and asked if the BCDC approved an increase in the number of liveaboards, would the Harbor District accept the vessels on a short-term basis. The District agreed, but the vessels must first pass a seaworthiness inspection prior to being accepted at Oyster Point Marina.

¹ Latitude 38, article by Tim Henry, July 15, 2022. <https://www.latitude38.com/lectronic/oyster-cove-marina-liveaboards-have-been-told-to-evict-on-short-notice/>

On September 12, 2022, the Harbor District issued a letter to the BCDC supporting the increase in the 10% cap for liveaboards at Oyster Point Marina. See Enclosure (1).

On September 13, 2022, the Harbor District issued a letter to South San Francisco with the requirements that need to be met prior to allowing vessels from Oyster Cove Marina to move to Oyster Point Marina. See Enclosure (2).

On September 29, 2022, the BCDC issued a letter addressed to both the Harbor District and the City of South San Francisco. In short, the BCDC staff “will forbear formal enforcement proceedings in relation to the Harbor District’s temporary acceptance of the live-aboard boat allowance [in excess of 10%].” See Enclosure (3).

Following the issuance of the BCDC letter, the Harbor District has been working with South San Francisco to relocate Oyster Cove tenants. The District has inspected 23 vessels from Oyster Cove and expects a total of 53 total to become tenants.

As of October 7, 2022, the current status of the remaining vessels at Oyster Cove is:

- 23 Passed inspection,
- 4 vessels have paid the Liveaboard fees,
- 20 Scheduled for an inspection, and
- 10 vessels have incomplete applications.

The vessels have been in good material condition thus far.

The Harbor District will continue to work with the tenants at Oyster Cove Marina and South San Francisco to ensure safe temporary mooring at Oyster Point Marina and to comply with the MCDC letter dated September 29, 2022.

Recommendation Motion:

For information only

Attachments:

1. [Letter dated September 12, 2022 from James Pruet, General Manager, SMCHD to Zachary Wasserman, Chair, BCDC.](#)
2. [Letter dated September 13, 2022 from James Pruet, General Manager, SMCHD to Mike Futrell, City Manager, South San Francisco.](#)
3. [Letter dated September 29, 2022 from Lawrence Goldzband, Executive Director, BCDC to James Pruet, General Manager, SMCHD and Mike Futrell, City Manager South San Francisco.](#)