



DATE: December 13, 2006
TO: Honorable President and Members of the Board of Directors
FROM: Department of Harbor and Beaches
SUBJECT: **AUTHORIZATION OF A SIX-MONTH SLIP SUBLEASE EXTENSION FOR MR. DAN CASSINA**

SYNOPSIS

Staff recommends that the Harbor Board of Directors authorize a six-month slip sublease extension for Mr. Dan Cassina.

BACKGROUND

Mr. Dan Cassina has been a slip renter since 2002 and the permit is in good standing. He has had his boat in Mexico since December 2005, conducting boat charters

Harbor District Resolution 89-04H authorizes slip permittees to sublease their slip when their boat is temporarily away from the slip, upon approval by the Harbor District. The maximum period a slip may be subleased is 12 months.

ANALYSIS

The slips in Oceanside Harbor are a public asset and should be available for use by the general public on a first-come, first-served basis. As a general practice, the reserving of a public facility, which is in limited supply, by a person not actually using it for an extended period is not equitable to the people on the slip waiting list.

Precedence for granting this type extension took place on November 13, 1991, January 8, 2003, and August 3, 2005. The Harbor Board took action to authorize a second year of sublease for the slip renters who were taking an extended cruise in Mexico and the South Pacific. Mr. Cassina has presented appropriate justification for granting the six-month sublease.

The boat was damaged by a hurricane and is being repaired. Mr. Cassina desires to charter his boat in Mexico after the repairs are made and then return to Oceanside in May 2007. Upon his return to Oceanside, he will begin his charter business in Oceanside Harbor.

FISCAL IMPACT

Mr. Cassina will be responsible for ensuring all slip fees continue to be paid during his absence. The fiscal impact will be neutral.

COMMITTEE REPORT

Does not apply.

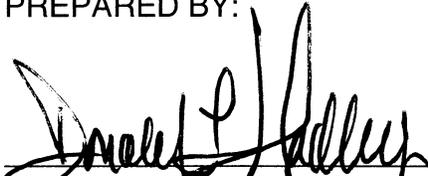
CITY ATTORNEY'S ANALYSIS

Does not apply.

RECOMMENDATION

Staff recommends that the Harbor Board of Directors authorize a six-month slip sublease extension for Mr. Dan Cassina.

PREPARED BY:



Donald L. Hadley
Director of Harbor and Beaches

SUBMITTED BY:



Barry E. Martin
Interim City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager _____

Attachment



2512 Luciernaga, Carlsbad, California.
1-760-804-5788 info@bajasail.net

**To the Honorable President
And Members of the Harbor
Board of Directors**

Dear Sirs.

This letter is a request for an extension of the sub-lease agreement, in effect in my slip (y-s-2) in Oceanside Harbor since Dec 1st, 2005. At that time, I hauled my boat and loaded it onto a trailer. (The boat is a 35' Catamaran which requires disassembly for road transport.) After a paint-job and other upgrades, we hauled the boat overland to San Filipe, Baja, launched it, sailed down to Loreto, BCS, and put it into service as a day-charter boat. Because of our late start (a long permit process) and the offer of a good business opportunity with a charter company in Cabo San Lucas this coming winter, we decided to haul and dry-store the boat in Loreto for the hurricane season. We received permission from the harbor office, to extend my leave of absence from my slip until June 1st, 2007. This will allow us to go ahead with our business plans in Mexico. Our long-term goal is to bring my boat back to Oceanside Harbor in May 2007, and do day-charters through the summer and fall season here. (We have captain's licenses, business license, insurance, and a permit to do day-charter here) We will then purchase a second catamaran for charter work in Mexico the following winter.

This request for a sub-lease extension, if approved, will benefit all involved. It will relieve us of the financial burden of having to pay monthly fees on an empty slip while we are trying to get our business up and running. The people sub-leasing from us have been good tenants, keeping the fees paid, and are good neighbors on Y-dock. They live near the harbor, in Oceanside. We would like to keep this agreement in place until June 1st, 2007.

Thank you for your time and attention to this matter.

Dan Cassina, capt. Bajasail.net