



Office of the City Manager

PUBLIC HEARING

June 24, 2025

(Continued from June 17, 2025)

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Scott Ferris, Director, Parks Recreation and Waterfront

Subject: Selected Marina Fee Increases

RECOMMENDATION

Conduct a public hearing and upon conclusion, adopt a Resolution approving new fees and increasing current fees for select Marina fees; and rescinding Resolution No. 70,868-N.S. and all amendatory resolutions.

FISCAL IMPACTS OF RECOMMENDATION

These fee increases are important in helping the City recover a greater share of the Marina’s operating costs and are estimated to add \$188,950 in annual revenue to the Marina Fund (Fund 608). The Marina Fund supports Waterfront operations including the Marina, facilities, roads, recreation programs and special events.

**Summary of Estimated Annual Increase in Revenue**

Fee	Marina Fee (Fund 608)
Waterfront parking fee	\$182,500
Waterfront rental area	\$750
Organized group use fee	\$5,000
Commercial business fee	\$700
<b>TOTAL</b>	<b>\$188,950</b>

CURRENT SITUATION AND ITS EFFECTS

The Marina Fee Schedule was last updated in May 2023, when Council adopted Resolution No. 70,868-N.S., which increased several Marina fees including Berth Fees, Surcharges, as well as Skiff, Dry Storage, Liveaboard, Visitor Berths (11-30 nights), and Launch Ramp fees. Modifications to new slip holder incentive fees were added, as well as one new fee for Abandoned Vessels. These new fees are needed to offset the cost of impacts from additional uses of the Waterfront, including parking, organized groups, and businesses. The proposed fee increases are needed to offset the costs of maintaining the related infrastructure and staffing to support those uses. For all Waterfront fees, there is no distinction between resident and non-resident fees; that distinction is not permitted on public trust lands.

*Waterfront Parking Fee*

Currently, the three public parking lots that are most heavily used at the Waterfront are the South Cove East, South Cove West, and J/K lots. The South Cove East and West lots are public parking, while the J/K lot requires a Waterfront parking permit (provided to tenants and slipholders) between the hours of 12 AM -10 AM. In the summer and on weekends, these lots typically fill early in the morning.

The proposed parking fee of \$1/ hour or \$6/day would provide revenue to offset the costs of operating and maintaining those lots and related staffing. We also propose an option of a \$500/year Waterfront Parking Pass, available to purchase for those who are not tenants or slipholders.

The proposed fee is lower than all City-owned parking lots and a majority of City parking meters, (see Table 2). These fees would not apply to those with Waterfront parking passes.

**Table 2 – Proposed Waterfront Parking Fees (bold) and comparisons**

Parking Location	Price	Source
Between 8 <sup>th</sup> St and San Pablo Ave	\$1/ hour	<a href="#">City of Berkeley Parking</a>
Between 4 <sup>th</sup> St and 8 <sup>th</sup> St	\$.50/ hour	<a href="#">City of Berkeley Parking</a>
On 4 <sup>th</sup> St, between Hearst St and Virginia St	\$3/ hour	<a href="#">City of Berkeley Parking</a>
Downtown Berkeley, surrounding 2180 Milvia St	\$4/ hour	<a href="#">City of Berkeley Parking</a>
Center St Garage	\$3/hour	<a href="#">City of Berkeley Parking</a>
Oxford Parking Garage	\$3/hour	<a href="#">City of Berkeley Parking</a>
<b>Current Fee</b>	N/A	
<b>Proposed Hourly Fee</b>	\$1/ hour	
<b>Proposed Daily Fee</b>	\$6/day	
<b>Proposed Annual Fee (Waterfront Parking Pass)</b>	\$500/ year	

*Waterfront Rental Area Fee*

There are four areas in the Waterfront that are proposed to be reservable, at a fee of \$150 per 4-hour period:

- The Gateway Pier (also known as the old ferry dock) is a 100 ft x 200 ft concrete platform at the southwest corner of the Berkeley Marina Harbor.
- The South Cove Eastern Shoreline is a large, flat, grass area located off the Bay Trail, providing views of the City while being adjacent to the shoreline.
- The Marina Mall has two large, flat grass areas with benches and trash receptacles.
- The South Cesar Chavez Peninsula is a large, grass area located west of the Berkeley Marine Center off of the pathway, with a clear view of the Golden Gate Bridge.

Currently, the proposed spaces are only reservable through a Special Event Permit. Planning, issuing, and managing these permits takes hours of staff time and coordination between multiple departments, making using these spaces inaccessible to low impact, smaller group rentals. This fee would streamline the management and oversight process and provide a cost-effective way for the public to access these unique spaces, see Table 3. The proposed fee would cover the costs of reservation administration, wear and tear, monitoring, communication,

and impact on facilities including adjacent restrooms and parking. Currently, all of the proposed spaces are underutilized, and could provide an additional and unique space for public reservation.

**Table 3 – Waterfront Rental Areas**

Location	Rate	Source
Cesar Chavez Site #2	\$220/4 hours	<a href="#">City of Berkeley Recreation Registration</a>
Shorebird Site #4	\$75/4 hours	<a href="#">City of Berkeley Recreation Registration</a>
Horseshoe Park Wedding site	\$450/4 hours	<a href="#">City of Berkeley Recreation Registration</a>
<b>Gateway Pier (16,000 sq. ft) (Proposed)</b>	<b>\$150/4 hours</b>	
<b>South Cove Eastern Shoreline (5,000 sq. ft) (Proposed)</b>	<b>\$150/4 hours</b>	
<b>Marina Mall (10,500 sq. ft) (Proposed)</b>	<b>\$150/4 hours</b>	
<b>South Cesar Chavez Peninsula (27,000 sq. ft) (Proposed)</b>	<b>\$150/4 hours</b>	

*Organized Group Use Fee*

A new fee is proposed for the use of Waterfront property by organized groups conducting revenue-generating activities, including open-water swimming operators, water-based recreation program operators, fitness classes, boot camps, and similar activities that operate out of the Waterfront.

Currently, there is no charge for these types of commercial and nonprofit operators, whose increased use leads to higher costs for maintenance, parking management, coordination with other activities, and cleaning and restocking restrooms. In comparison, charter boats who use similar resources are required to apply for a permit and pay fees based on trips and number of passengers each month.

This proposed new fee for the use of Waterfront property is modeled off similar fees in San Francisco and the East Bay Regional Park District, (see Table 4). The fee would apply to organizations or individuals regularly operating revenue-generating activities at the Waterfront (i.e. more than 4 times over a two month period). There would be a one-time \$250 application fee, plus a \$50/day fee for up to 50 participants.

The fee will offset costs from their group’s use of the Waterfront, including maintenance, parking management, coordination with other activities, and cleaning and restocking restrooms.

**Table 4 – Organized Group Use Fees**

Location	Rate	Source
San Francisco Parks	\$250/annual \$25/hour for 4+ participants	<a href="https://sfrecpark.org/1537/Adult-Outdoor-Fitness">https://sfrecpark.org/1537/Adult-Outdoor-Fitness</a>
California State Parks	\$1,000/annual for 9 or less 1-2 times/week \$4,000/annual for 10-20 1-2 times/week \$7,500/annual for 9 or less daily \$10,000/annual for 10-20 daily	<a href="https://www.parks.ca.gov/pages/644/files/CCSP-Commercial%20Use%20Permit-w-equipment.pdf">https://www.parks.ca.gov/pages/644/files/CCSP-Commercial%20Use%20Permit-w-equipment.pdf</a>
EBRPD	\$250/annual	<a href="https://www.parks.ca.gov/pages/644/files/CCSP-Commercial%20Use%20Permit-w-equipment.pdf">https://www.parks.ca.gov/pages/644/files/CCSP-Commercial%20Use%20Permit-w-equipment.pdf</a>  <a href="https://www.ebparks.org/sites/default/files/2025-Fee-Schedule.pdf">https://www.ebparks.org/sites/default/files/2025-Fee-Schedule.pdf</a>
<b>Berkeley (Proposed)</b>	\$250/annual \$50/day Group per Day Fee for up to 50 participants	

*Commercial Business Fee – Docks*

A new fee is proposed for commercial businesses operating off of Berkeley Marina docks. Currently, there is no fee when commercial businesses operate off of Berkeley Marina docks. This leads to limited tracking of what vendors are operating, and little control over best management practices.

The proposed fee is \$25/year, similar to that of San Francisco, (see Table 5). The fee would offset a portion of the staff cost to oversee these operators, and would support staff efforts to identify vendors, track access, and manage security on private and public docks.

The vendor will need to provide the following: a completed application, a City of Berkeley business license, proof of liability insurance, an identification card for all staff members, parking permit application, and sign off on code of conduct confirmations/understanding. If paperwork expires (business license and/or insurance) without updating, the permit will expire and a new fee will be required. This permit fee would offset staff costs of administrating this permit.

**Table 5 – Commercial Business Fee - Docks**

Marina	Rate	Notes
San Mateo County Harbor District	\$64/year	<a href="#">San Mateo County Harbor District Fee Schedule</a>
Port of San Francisco	\$25/year	<a href="#">South Beach Harbor Vendor Permit Application</a>
Brisbane Marina	\$0	<a href="#">Brisbane Marina Resource List</a> & Phone call to Marina Office
Marina Bay	\$0	Phone call to Marina Office
<b>Berkeley (Proposed)</b>	\$25/year	

BACKGROUND

The Marina Fund covers all Waterfront operations including the Marina, facilities, roads, recreation programs and special events. Specific examples include the daily maintenance of over 1,000 berths, repairs to docks, pilings and buildings, staffing in Shorebird Nature Center and Adventure playground and the daily administration of what essentially is a “small city”. These costs are paid via revenues from berth fees, special fees, and commercial leases and licenses. Marina fees combined comprise approximately 70% of Marina Fund revenue.

The proposed fees were brought before the Parks, Recreation & Waterfront Commission on May 14, 2025 at their regular meeting.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The proposed fee increases will improve the City’s ability to manage and operate the Berkeley Waterfront, where the City provides unique recreational and educational opportunities for the community to engage with and learn about the Bay and local marine environment.

CONTACT PERSON

Scott Ferris, Director, Parks, Recreation and Waterfront, 510-981-6700

Attachments:

1. Waterfront Fees: Current vs. Proposed
2. Resolution  
Exhibit A: Fee Schedule
3. Notice of Public Hearing

**Waterfront Fees: Current vs. Proposed**

Fee	Current	Proposed	Notes:
<b>1. Waterfront Parking Fees</b>	None	<b>Location</b>	<b>Fee</b>
		Parking at South Cove East, South Cove West, and J/K lots	\$1/ hour \$6/day
		Yearly Waterfront Parking Pass	\$500/ year
<b>2. Waterfront Rental Areas</b>	None	<b>Location</b>	<b>Fee</b>
		Gateway Pier (16,000 sq. ft)	\$150/4 hours
		South Cove Eastern Shoreline (5,000 sq. ft)	\$150/4 hours
		Marina Mall (10,500 sq. ft)	\$150/4 hours
		South Cesar Chavez Peninsula (27,000 sq. ft)	\$150/4 hours
<b>3. Organized Group Use Fees</b>	None	\$250/annual \$50/day Group per Day Fee for up to 50 participants	New Fee
<b>4. Commercial Business Fee - Docks</b>	None	\$25/ year	New Fee

RESOLUTION NO. ##,###-N.S.

ESTABLISHING FEES FOR GOODS AND SERVICES PROVIDED AT THE BERKELEY  
MARINA AND RESCINDING RESOLUTION NO. 70,868-N.S.

WHEREAS, on May 23, 2023, Council adopted the new Marina Fee Schedule (Resolution No. 70,868-N.S.); and

WHEREAS, the City's costs to operate facilities, provide services and undertake capital improvements at the Berkeley Marina have increased with inflation, rising staff costs, and an aging infrastructure; and

WHEREAS, the Waterfront parking fee, rental area, organized group use and commercial business fees are required to offset those costs and the additional revenue will be deposited to the Marina Fund.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the attached rate structure (Exhibit A) is hereby established for use by the general public for facilities and services at the Berkeley Marina, effective June 18, 2025.

BE IT FURTHER RESOLVED that Resolution No. 70,868-N.S. and all amendatory resolutions are hereby rescinded effective June 18, 2025.

Exhibit A: Fee Schedule

Exhibit A: Fee Schedule

**Marina Rate Schedule**  
(effective June 18, 2025)

Berth Fee per size of boat (in feet)	Berths \$/ft	Power \$/ft
20' – 21'	8.96	0
22' – 24'	9.48	0.20
25' – 29'	10.66	0.40
30' – 39'	11.30	0.60
40' – 49'	11.97	0.80
50' – 59'	12.69	1.00
60' – 69'	13.47	1.20
70' – 79'	14.24	1.40
80' – 89'	15.09	1.60
90' +	18.04	1.60

Surcharges	Base Rate Per Foot
Upwind Berth*	10% added to the base rate
Single Berth (Double Finger Berth)	10% added to the base rate
Upwind & Single Berth	20% added to the base rate
Catamaran/ Trimaran/ or End Tie Fees	20% added to the base rate
Discounts	Base Rate Per Foot
Multiple Berth Discount > 20	-30% off Base Berth Rent
Multiple Berth Discount 11-20	-20% off Base Berth Rent
Multiple Berth Discount 5-10	-10% off Base Berth Rent
Incentive: Referral Discount **	-\$250 on first month of berth fees
Incentive: New Slip Holders***	- 100% off of monthly slip fees for the first December and January
New Customer Discount	No slip fees December & January plus \$75 gift card

Other Fees	Amount
Abandoned Vessel Fee	\$1000
Commercial Business Fee - Docks	\$25/year
Chaining Fee (per occurrence)	\$120/occurrence
Charter Boat Fee	\$35/event + \$1/person
Dry Storage (22' length or less)	\$200/month
Dry Storage (23-27' length)	\$220/month
Dry Storage (28-40' length)	\$240/month
Dry Storage (40' length or more)	\$280/month
Electronic key pass (initial 1-2 keys)	\$15/key
Electronic key pass (additional keys)	\$75/key
Group key fee (Organizations)	\$15/key
Floating Home Sewer Charge – monthly	\$25/month
Food Booth Fee	\$500/event
Impound Fee	\$55/day
Insurance – Outdated / Inadequate	\$75/month
Labor Fees	\$75/hour
Launch Ramp – Monthly	\$105/month
Launch Ramp – Seasonal	\$350 per 6-month period

Other Fees	Amount
Launch Ramp – Daily	\$17/day
Lien Fee	\$100/occurrence
Limited Access Berth	Vessel Length x Rate
Liveaboard Fee – boat (monthly) ++	\$220/month
Liveaboard Fee – floating home (monthly) ++	\$220/month
Locker Fee	\$30/month
Merchandise Booth Fee	\$100/event
Organized Group Use Fees	See table below
Registration/Documentation – Outdated/Inadequate	\$75/month
Skiff <20' length	\$140/month
Slip Transfer Fee	\$30/occurrence
Small Scale Ferry Service Fee	See table below
Visitor Berth Fees (11 – 30 nights) up to 29'	\$.50/ft/night
Visitor Berth Fees (11 – 30 nights) 30'-49'	\$.60/ft/night
Visitor Berth Fees (11 – 30 nights) 50' or more	\$.70/ft/night
Visitor Berth Fees (10 nights or less)	\$1/foot/night
Waterfront Parking Fee (hourly)	\$1/hour
Waterfront Parking Fee (daily)	\$6/day
Waterfront Parking Pass Yearly	\$500/year
Waterfront Rental Areas	See table below
Waterfront Special Event Fees	See table below.

\*Houseboats excepted

\*\*Fee credit offered on first month of slip fees to both a new slip holder (that has not previously held a slip at the Berkeley Marina) and an existing customer who made the referral.

\*\*\*One time 100% off of the first December and January monthly slip fees for a new slip holder (that has not held a slip at the Berkeley Marina in the past 5 years), redeemable after 3 months of monthly berth fees paid on time and in full.

\*\* Boaters may apply for a refund of any Liveaboard fee increase that takes effect from FY 2016 onward through the City's Very Low-Income Refund policy.

**Organized Group Use Fees**

<b>Annual Fee</b>	\$250/year
<b>Group per Day Fee</b> (up to 50 people)	\$50/day

**Small-Scale Ferry Service Fee**

Landings Per Day	Daily Landing Fee		Landings per Day	Daily Landing Fee
1	\$14.34		11	\$68.83
2	\$25.80		12	\$70.27
3	\$35.84		13	\$71.70
4	\$44.44		14	\$73.15
5	\$51.61		15	\$74.58
6	\$57.35		16	\$76.02
7	\$61.65		17	\$77.46
8	\$64.52		18	\$78.89
9	\$65.96		19	\$80.33
10	\$67.40		20	\$81.77

*For each additional SSFS landing in excess of 20 landings, the daily landing fee would increase by \$2.88.*

**Waterfront Rental Areas**

Location	Fee
Gateway Pier (16,000 sq. ft)	\$150/4 hours
South Cove Eastern Shoreline (5,000 sq. ft)	\$150/4 hours
Marina Mall (10,500 sq. ft)	\$150/4 hours
South Cesar Chavez Peninsula (27,000 sq. ft)	\$150/4 hours

**Waterfront Special Event Fees**

<b>Venue Fee</b>	
- 1-99 attendees	\$350/day
- 100-249 attendees	\$500/day
- 250-499 attendees	\$700/day
- 500-999 attendees	\$1,000/day
- 1000-4999 attendees	\$5,000/day
- 5000-9999 attendees	\$10,000/day
- 10,000-14,999 attendees	\$15,000/day
- Over 15,000 attendees	\$20,000/day
<b>Additional fees</b>	
- Road closure request	\$500
- Road closure	\$2,000
- Participant fee (for event w/alcohol)	\$5/person or \$1000/day*
- Exclusive Use Parking	\$10/space/day
- Attended Parking	\$20/vehicle less than 17'; \$50/vehicle for vehicles and trailers in excess of 17'
- Concession Fee	10% of gross sales including ticket sales
- Event clean up deposit	\$1,000
<b>Pass-Through Costs</b>	
- Operations staff to plan & monitor event	Actual costs
- Parking attendants	
- Parks staff to prepare site, inspect after event, and make any necessary repairs	
- Custodial staff	
- Signage, rentals, equipment, green waste, and other goods or services required for the event.	

\*Whichever is higher.

**NOTICE OF PUBLIC HEARING**

NOTICE OF PUBLIC HEARING  
BERKELEY CITY COUNCIL

**Marina Fee Increases**

Notice is hereby given by the City Council of the City of Berkeley that a public hearing will be conducted by said city council of the City of Berkeley at which time and place all persons may attend and be heard upon the following:

The Department of Parks, Recreation & Waterfront is proposing to increase selected Marina fees, as contained in the attached Marina Fee Schedule and summarized below:

**Table 1 - Current vs. Proposed Fees**

Fee	Current	Proposed		Notes:
<b>1. Waterfront Parking Fees</b>	None	<b>Location</b>	<b>Fee</b>	New Fee
		Parking at South Cove East, South Cove West, and J/K lots	\$1/ hour \$6/day	
		Yearly Waterfront Parking Pass	\$500/ year	
<b>2. Waterfront Rental Areas</b>	None	<b>Location</b>	<b>Fee</b>	New Fee
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<b>3. Organized Group Use Fees</b>	None	\$250/annual \$50/day Group per Day Fee for up to 50 participants		New Fee
<b>4. Commercial Business Fee - Docks</b>	None	\$25/ year		New Fee

The hearing will be held June 17, 2025 at 6:00 pm in the School District Board Room, 1231 Addison Street, Berkeley, CA 94702.

For further information, please contact **Alexandra Endress at 510-981-6737**.

A copy of the agenda material for this hearing will be available on the City's website at <https://berkeleyca.gov/> as of June 5, 2025. **Once posted, the agenda for this meeting will**

**include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to [council@berkeleyca.gov](mailto:council@berkeleyca.gov) in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City’s electronic records, which are accessible through the City’s website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or [clerk@berkeleyca.gov](mailto:clerk@berkeleyca.gov) for further information.

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available at the City Clerk Department and posted on the City of Berkeley webpage at least 12 days prior to the public hearing.

**Published:** May 30 and June 6, 2025 – The Berkeley Voice  
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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City’s website, on June 5, 2025.

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Mark Numainville, City Clerk