



Executive Director's
Report to the

Board of Harbor Commissioners

DATE: SEPTEMBER 4, 2024

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - APPROVE REVOCABLE LICENSE 2024-13 WITH SAN PEDRO PUBLIC MARKET, LLC

SUMMARY:

Staff requests approval of Revocable License 2024-13 between the City of Los Angeles Harbor Department (Harbor Department) and San Pedro Public Market, LLC (SPPM).

The proposed Revocable License 2024-13 will permit SPPM to host waterside, market vending and pop-up retail events over a one-year term at the San Pedro Town Square Area (Town Square Area).

If the proposed Revocable License is approved, then SPPM will pay 3 percent of their monthly Gross Receipts from permitted activities which is consistent with SPPM's current Lease 915 with the Harbor Department.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III Class 4(6) of the Los Angeles City CEQA Guidelines;
2. Approve Revocable License 2024-13 for the period of September 17, 2024, through, September 16, 2025, with San Pedro Public Market, LLC;
3. Authorize the Executive Director to execute and the Board Secretary to attest to Revocable License 2024-13; and
4. Adopt Resolution No. _____.

DISCUSSION:

Background – In 2016, the Board and the Los Angeles City Council approved a 50-year agreement under Lease 915 that allowed SPPM to redevelop approximately 40 acres on the site formerly known as Ports O' Call in San Pedro.

Subsequent amendments increased the term to 66 years and extended the option period to give SPPM more time to update the project design, secure financing and solicit tenants for redevelopment. SPPM has development and programmatic plans to activate the

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areas within its leasehold scheduled to open in 2025-2026. Through proposed Revocable License 2024-13 (Transmittal 1), SPPM is now requesting utilization of the adjacent Town Square (Transmittal 2) in order to expedite the activation and connection of downtown San Pedro to the waterfront and their future developments through events, market vending and pop-up retail. Events will be centered on commercial and community activities such as food, bike rentals, family activities, games, coloring crafts and ambient music. Each event will initially consist of 15-20 vendors set up in the Town Square Area with the potential to host from 50-70 vendors as business improves. SPPM will also use the Town Square Area to promote onsite activities such as harbor tours, bike rentals, the San Pedro Fish Market and fitness activities. Events will be limited to twice a month for no more than a day each time. All structures and equipment at the events will be temporary and movable.

SPPM anticipates attracting approximately 1,500 visitors per month during their events.

Summary of Significant Revocable License Terms

Provisions	Description
Permitted Use	Operation and maintenance of San Pedro Town Square for waterside events, pop-up retail and market vending. Events are held no more than twice a month. Maintenance is for the entire event day(s) including set-up and clean-up of all site areas and restrooms. SPPM will provide 60-day notice to the Port of any events and coordinate mutually. Port will provide 60-day notice to SPPM of Port's events and boat tours. Port's annual events take priority over San Pedro Town Square events.
Term	1-year effective September 17, 2024 - September 16, 2025
Premises	Town Square Area: 600 S. Harbor Blvd, San Pedro, CA 90731 Assessor Parcel Number: 7440-030-906 25,331 square feet (sf)
Compensation	3% of all Gross Receipts.
Security Deposit	Not Applicable
Maintenance and Repair	SPPM shall be responsible for all maintenance and repairs needed as a result of any damages/claims from event(s)

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of Revocable License 2024-13, which is the temporary use of land having no permanent effects on the environment. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of CEQA in accordance with Article III Class 4(6) of the Los Angeles City CEQA Guidelines.

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FINANCIAL IMPACT:

Approval of proposed Revocable License 2024-13 will permit SPPM to host waterside, market vending and pop-up retail events at the Town Square Area. If approved, SPPM will be responsible for paying 3 percent of all gross receipts from all activities under Revocable License 2024-13.

CITY ATTORNEY:

The proposed Revocable License 2024-13 has been reviewed and approved as to form and legality by the Office of the City Attorney.

TRANSMITTALS:

1. Revocable License
2. Site Map

FIS Approval: JS (initials)
CA Approval: SO (initials)

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