



Executive Director's
Report to the
Board of Harbor Commissioners

DATE: MARCH 30, 2011

FROM: PLANNING & ECONOMIC DEVELOPMENT DIVISION

**SUBJECT: RESOLUTION NO. _____ - ADOPTION OF PORT MASTER PLAN
AMENDMENT NO. 26 – LA WATERFRONT**

SUMMARY:

Staff recommends that the Board of Harbor Commissioners (Board) adopt Port Master Plan Amendment No. 26 – LA Waterfront (Amendment No. 26), and authorize the Executive Director to submit Amendment No. 26 to the California Coastal Commission for certification, as required by the California Coastal Act. Amendment No. 26 provides for public access improvements to the waterfront by providing for new harbor basins in the San Pedro Waterfront and minor fills and additional land uses in the Wilmington Waterfront. These waterfront project elements were included in the Wilmington Waterfront Development Project and San Pedro Waterfront Project EIRs approved by the Board on June 18, 2009 and September 29, 2009, respectively.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners:

1. Adopt Port Master Plan Amendment No. 26;
2. Authorize the Executive Director to submit Amendment No. 26 to the California Coastal Commission for certification; and
3. Adopt Resolution No. _____.

DISCUSSION:

On February 3, 2011, pursuant to the California Coastal Act of 1976, as amended, the Board authorized the distribution of a draft of Amendment No. 26 to interested persons, organizations, and governmental agencies, including the California Coastal Commission and all Port tenants. The Notice of Completion for the amendment was published on February 16, 2011, and a public hearing on the draft of Amendment No. 26 was held during the Board's regularly scheduled meeting on March 17, 2011. No written comments were received during the review period and no comments were received at the public hearing.

SUBJECT: ADOPTION OF PORT MASTER PLAN AMENDMENT NO. 26

Amendment No. 26 implements elements of both the Wilmington and San Pedro Waterfront projects. For the Wilmington Waterfront, the amendment would add Recreational and Commercial land uses to the backland area at Berths 183-186. These land uses are necessary to allow for the development of approximately 7 acres of open space, public access improvements, and visitor-serving commercial development. Amendment No. 26 would also allow for two minor fills to create approximately 2,200 square feet of land that will improve the existing bulkhead at Berths 183 and 186. This work is required to support the development of a planned public access pier as part of the waterfront promenade improvements in Wilmington.

For the San Pedro Waterfront, Amendment No. 26 would allow for the creation of two new harbors, the Downtown Harbor and 7th Street Harbor, located in San Pedro at Berths 83 and 85. The Downtown Harbor is a 1.50-acre water area to accommodate the Los Angeles Maritime Institute's TopSail Youth Program vessels, tugboats, Port-owned vessels, and other visiting ships. The 7th Street Harbor is a 0.32-acre water area for visiting tall ships and recreational vessels south of the Los Angeles Maritime Museum. The new harbors would create a total of 1.82 acres of new water area with a total volume of approximately 146,000 cubic yards of material being removed to create the harbor basins. These waterfront project elements were included in the Wilmington Waterfront Development Project and San Pedro Waterfront Project EIRs approved by the Board on June 18, 2009 and September 29, 2009, respectively. The current Port Master Plan does not address these waterfront project elements. The remaining elements of the waterfront projects are permitted under the current Port Master Plan.

Pending California Coastal Commission certification of Amendment No. 26, further actions required to make the amendment effective, required by Title 14, Section 13632(e) of the California Code of Regulations, include the Board adopting the amendment as certified by the California Coastal Commission and the California Coastal Commission accepting the Board's action as being consistent with its certification.

Completion of these actions will result in the Board having the authority to issue coastal development permits for the referenced elements of the LA Waterfront projects.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the adoption of Master Plan Amendment No. 26 – LA Waterfront, which implements elements of the Wilmington and San Pedro Waterfront Projects. Amendment of the Port Master Plan to support the Wilmington Waterfront Development Project was previously assessed under the Wilmington Waterfront Development Project EIR (ADP No. 050927-164; SCH No. 2008031065), which was certified by the Board on June 18, 2009. Amendment of the Port Master Plan to support the San Pedro Waterfront Project was previously assessed under the San Pedro Waterfront Project EIS/EIR (ADP No. 041122-208; SCH No. 2005061041), which was certified by the Board on September 29, 2009. As an administrative action, the Director

SUBJECT: ADOPTION OF PORT MASTER PLAN AMENDMENT NO. 26

of Environmental Management has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(i) of the Los Angeles City CEQA Guidelines.

ECONOMIC BENEFITS:

This Board action will have no employment impact.

FINANCIAL IMPACT:

Amendment No. 26 would permit certain project elements of the LA Waterfront, as referenced above, as allowable uses and projects in the Port Master Plan. This Board action does not approve the implementation of those projects whose total estimated capital costs are \$203 million. Approval of specific projects and their associated capital costs will be brought before the Board in future separate actions.

CITY ATTORNEY:

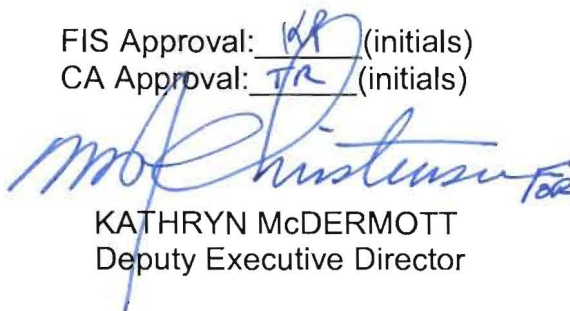
The Office of the City Attorney has reviewed this Board letter and determined that there are no legal issues to address at this time.

TRANSMITTALS:

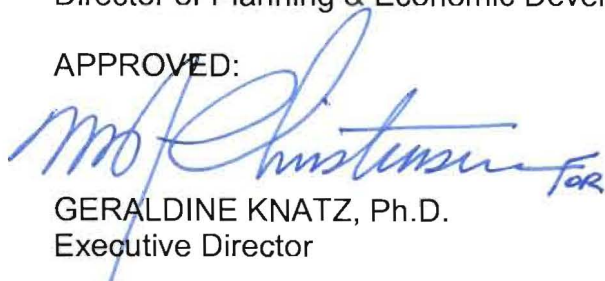
1. Port Master Plan Amendment No. 26 – LA Waterfront
2. Site Map
3. Proposed Wilmington Waterfront Rendering
4. Proposed San Pedro Downtown Harbor/7th Street Harbor Rendering

FIS Approval: DM (initials)
CA Approval: TR (initials)


 DAVID L. MATHEWSON
 Director of Planning & Economic Development


 KATHRYN McDERMOTT
 Deputy Executive Director

APPROVED:


 GERALDINE KNATZ, Ph.D.
 Executive Director

DM:mc
M. Cham