



**THE PORT
OF LOS ANGELES**
Executive Director's
Report to the
Board of Harbor Commissioners

DATE: OCTOBER 5, 2016

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

**SUBJECT: RESOLUTION NO. _____ APPROVE REVOCABLE
PERMIT NO. 13-21 AT PORTS O' CALL VILLAGE**

SUMMARY:

Staff requests approval of Revocable Permit No. 13-21 (RP 13-21) with Justice for Murdered Children (JMC) for use of City of Los Angeles Harbor Department (Harbor Department) property consisting of 282 square feet (s.f.) of office space at Ports O' Call Village (POCV) in San Pedro for zero compensation. The use of the premises is to provide unique community support services to families of murdered children that occurred in or around the Harbor District area, and not for any other purpose. RP 13-21 is to be effective retroactively to November 1, 2012, is revocable upon 30 days' notice by either party and shall not be effective for more than 12 months following approval by the Board of Harbor Commissioners. This space commonly referred to as P-7B is not comparable to the other retail spaces located within the POCV as it is small in size and located on the upper level, and inconveniently inaccessible to the general public.

RECOMMENDATION:

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

1. Find that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III, Class 1(14) of the Los Angeles City CEQA Guidelines as determined by the Director of Environmental Management;
2. Find that is in the best interest of the City of Los Angeles Harbor Department to deviate from the rate of return, minimum guarantee targets, and security deposit requirements of the Port of Los Angeles Leasing Policy Sections VII (1) (2) (3) to allow for zero rent due to the continued benefit to the community that has been provided by Justice for Murdered Children since 1996;
3. Approve proposed Revocable Permit No. 13-21 with Justice for Murdered Children;

DATE: OCTOBER 5, 2016

PAGE 2 OF 3

SUBJECT: APPROVE REVOCABLE PERMIT NO. 13-21 AT PORTS O'CALL VILLAGE

4. Authorize the Executive Director to execute and the Board Secretary to attest to Revocable Permit No. 13-21; and
5. Adopt Resolution No. _____.

DISCUSSION:

Background – JMC was established in 1996 and is a designated and recognized 501(c)3, non-profit organization. JMC serves as an advocate to families of victims of violent crimes committed within the Harbor District and its surrounding communities. As a community leader in the prevention of violent crimes, and the only organization of its kind in the South Bay area, JMC is sought after for support from agencies throughout the state and nation. JMC supports between 20 and 30 families annually in its quest to bring justice to the individuals responsible for crimes committed against their family members. JMC continually engages and collaborates with local, state, and federal law enforcement in the pursuit of decreasing homicides in the harbor area and provide safety awareness to the general public. Monthly workshops are conducted by JMC in order to bring awareness to the communities of violent crimes and provide education and information on seeking the assistance of policy makers. JMC is supported and funded solely by donations and local fund-raising activities and events.

Since 1998, JMC has been a long standing tenant of the Harbor Department, providing statewide and local public safety services and support. In October 1998, under Reciprocal Lease No. 305-1 with Ports O'Call Restaurant Corporation (POCRC), the Board approved a sublease for JMC to occupy and use the premises known as Space No. P-7B within POCV. The sublease was effective October 1, 1998 through September 30, 1999. JMC paid \$141 in monthly rent to POCRC, which at that time was based on \$0.50 per s.f. On May 25, 1999, a judgment provided that Lease No. 305-1 be terminated for non-performance and the premises was surrendered to the Harbor Department effective June 1, 1999. At that time, JMC continued its occupancy of Space No. P-7B at a reduced rate of \$0.00 per month.

Proposed Action – Based on these conditions and the unique service to the community, staff proposed to grant RP 13-21 (Transmittal 1) to JMC at a reduced rental amount of \$0.00 per month. The permit premises would consist of 282 s.f. of office space at POCV in San Pedro. RP 13-21 is to be effective retroactively to November 1, 2012 for a term not to exceed 12 months after approved by the Board, and is revocable upon 30 days' written notice by either party. The current market rent for this space is \$282.00 per month, established at \$1.00 per s.f.

DATE: OCTOBER 5, 2016

PAGE 3 OF 3

SUBJECT: APPROVE REVOCABLE PERMIT NO. 13-21 AT PORTS O'CALL VILLAGE

Although JMC's services provide no monetary value, they provide the community of those affected by violent a crimes a place to turn in time of despair. JMC continues to serve these community members with their support.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval to grant a revocable permit to JMC for continued use of office space at POCV. As an activity involving the issuance of a permit to use an existing facility involving negligible or no expansion of use, the Director of Environmental Management has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article III Class 1 (14) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

If Space No. P-7B was available to lease, the Harbor Department could charge \$1.00 per s.f. per month, or \$282 monthly (\$3,384 annual), with annual Consumer Price Index adjustments (the same rate that all other retailers at this location are paying).

CITY ATTORNEY:

RP 13-21 has been approved as to form and legality by the Office of the City Attorney.

TRANSMITTAL:


1. Revocable Permit No. 13-21


MICHAEL J. GALVIN
Director of Waterfront & Commercial Real Estate

FIS Approval: *MB* (initials)
CA Approval: *MB* (initials)


FOR MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:


FOR EUGENE D. SEROKA
Executive Director

ES:MD:MG:HP:JR:raw
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