



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

DATE: SEPTEMBER 3, 2014

FROM: REAL ESTATE

SUBJECT: ORDER NO. _____ – SECOND AMENDMENT TO PERMIT NO. 893 WITH PACIFIC MARITIME ASSOCIATION

SUMMARY:

Under Permit No. 893, Pacific Maritime Association (PMA) is allowed to develop a new dispatch hall and parking spaces on approximately nine acres of City of Los Angeles Harbor Department (Harbor Department) property located on the southwest corner of the Alameda/Anaheim intersection in Wilmington to replace the current International Longshore Warehouse Union (ILWU) Local 13 Dispatch Hall, which is situated on a one-acre site.

As part of this transaction, PMA agreed to construct a bike path on a portion of the premises along a segment of Anaheim Street and Alameda Street as a condition of the Permit. However, given that the area reserved for the Bike Path premises will not be needed by the City of Los Angeles (City) in the immediate future, the Harbor Department and PMA have mutually agreed to allow PMA the use of such area for additional parking, with the caveat that the Harbor Department will retain the right to reinstate PMA's obligation to construct the Bike Path improvements when the need for the bike path arises. The additional area will allow PMA to increase the parking capacity of the proposed facility from 581 parking spaces to 771.

The proposed Second Amendment will amend Permit No. 893 to change the time frame requirements for the commencement and completion of the construction of the Bike Path improvements, which PMA will construct at its sole expense.

RECOMMENDATION:

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

1. Approve the Second Amendment to Permit No. 893 with Pacific Maritime Association;
2. Direct the Board Secretary to transmit the Second Amendment to Permit No. 893 to the City Council for approval pursuant to Charter Section 606 of the City Charter;
3. Authorize the Executive Director to execute and the Board Secretary to attest to the Second Amendment to Permit No. 893 upon approval by City Council; and
4. Adopt Order No. _____.

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DISCUSSION:

Background/Context – Under Permit No. 893, PMA is authorized to: 1) occupy the premises (Transmittal 1) for a 32-year term at a rate of \$1 per year for the initial five-year period (thereafter adjusted to market rent pursuant to the City Charter); 2) construct, at its sole cost, a dispatch hall building of approximately 32,565 square feet, parking spaces, as well as the Bike Path improvements; and 3) enter into a sublease with the Los Angeles-Long Beach Longshore Joint Port Labor Relations Committee (JPLRC), which is comprised of the PMA and ILWU, concerning operation of the dispatch hall.

Proposed Permit Amendment Summary – The Second Amendment to Permit No. 893 (Transmittal 2) will amend subsection 2.2.1, Construction Phase, so that the Bike Path improvements (as defined under subsection 3.1, Description) are not required to be completed by PMA within the 12 months after the Construction Effective Date. Instead, the Harbor Department will retain the right to require PMA to meet the obligation during the term of the Permit when the need for the Bike Path area arises.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of a Second Amendment to Permit No. 893 with PMA to allow an area of the premises reserved for construction of a bike path to be temporarily used for additional parking until such time that the area is needed for construction of the bike path, as determined by the City pursuant to the 2010 Bicycle Plan, which is a component of the City of Los Angeles Transportation Element of the City General Plan. The proposed action does not remove the obligation for PMA to construct the bike path or conflict with the 2010 Bicycle Plan as this area will only be utilized for parking until such time that the City moves forward with plans for development of the bike path. At such time, the Harbor Department will reinstate the obligation for PMA to construct the bike path. Furthermore, with the additional parking spaces gained through this amendment, the total number of spaces does not exceed the number analyzed in the ILWU Local 13 Dispatch Hall Project Mitigated Negative Declaration, which was approved by the Board in May of 2011. Therefore, as an activity involving the amendment 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.

ECONOMIC BENEFITS:

This Board action will have no employment effect in the five-county region.

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FINANCIAL IMPACT:



There is no overall financial impact to the Harbor Department. The Second Amendment to Permit No. 893 allows this tenant temporary use of such area for additional parking that would otherwise be used as part of a proposed public bike path along Anaheim Street and Alameda Street.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved the Second Amendment as to form and legality.

TRANSMITTALS:

- 1. Site Map
- 2. Second Amendment to Permit No. 893

FIS Approval:  (initials)
 CA Approval:  (initials)

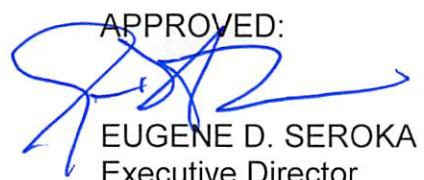


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APPROVED:



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