



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

DATE: DECEMBER 1, 2017

FROM: PLANNING AND STRATEGY

SUBJECT: RESOLUTION NO. _____ – ADOPTION OF PORT MASTER PLAN AMENDMENT TO ADD THE MARITIME SUPPORT USE TO THREE LOCATIONS IN PLANNING AREA 1

SUMMARY:

Staff requests the Los Angeles Board of Harbor Commissioners (Board) consider all comments, if any, held at the December 14, 2017 public hearing for a proposed Port Master Plan Amendment (Amendment), adopt the Amendment, and authorize the Executive Director to submit the Amendment to the California Coastal Commission for certification. The Amendment would modify the Planning Area 1 – San Pedro land use map (Port Master Plan Figure 5) by adding Maritime Support as an allowed use at three locations. This change is required to accommodate the relocation of The Jankovich Company (Jankovich) to Berth 73A, Berth 51, and the Canetti's Building, as approved by the Board under Permit 930 at the August 17, 2017 Board Meeting.

The maritime support use would be added to 1) the visitor-serving commercial area at Berth 73A, 2) the institutional area adjacent to the municipal fish market, and 3) the visitor-serving commercial area at Berth 51. The map changes are consistent with the June 2017 Addendum to the San Pedro Waterfront Project EIR for the Jankovich Company Relocation Project and would not add any new or significant increases to adverse impacts to water quality, habitat areas, and biological inventories. The Jankovich operation is consistent with the maritime support land use category.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners:

1. Find that the proposed action is administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(i) of the Los Angeles City CEQA Guidelines as determined by the Director of Environmental Management;
2. Adopt the Port Master Plan Amendment;

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3. Authorize the Executive Director to submit the Port Master Plan Amendment to the California Coastal Commission for Certification; and
4. Adopt Resolution No. _____.

DISCUSSION:

Background/Context – The Port Master Plan establishes policies and procedures to direct the future development of the Port of Los Angeles (Port) and was originally certified by the California Coastal Commission (Coastal Commission) in 1980 in conformance with the policies of the California Coastal Act. Since then, twenty-one amendments to the Port Master Plan have been approved by the Coastal Commission, including the comprehensive Port Master Plan Update of 2014.

The Port Master Plan uses land use designations outlined in four maps representing the four planning areas: Planning Area 1 – San Pedro, Planning Area 2 – West Basin/Wilmington, Planning Area 3 – Terminal Island, and Planning Area 4 – Fish Harbor (Master Plan Figures 5-8). In order for a Coastal Development Permit to be issued, any proposed project is required to be consistent with the Port Master Plan and its designated land uses at the site location.

On September 29, 2009, the Board approved and certified the San Pedro Waterfront Project Environmental Impact Statement/Environmental Impact Report (SPWP EIS/EIR) (APP# 041122-208, SCH# 2005061041) with a horizon year of 2037. The SPWP EIS/EIR assessed the first comprehensive redevelopment of the Ports O' Call site and other development and infrastructure projects intended to transform the San Pedro waterfront into a vibrant urban visitor-serving waterfront destination. The project description for the Ports O' Call site evaluated up to 300,000 square feet of restaurant, retail and entertainment space, up to 75,000 square feet for a conference center, and a 30-foot-wide waterfront promenade.

In June 2017, an Addendum to the San Pedro Waterfront Project Environmental Impact Report for the Jankovich Company Relocation Project (APP No. 160815-117, SCH No. 2005061041) was issued. The Addendum addressed the relocation of Jankovich from its current location as a marine service station at Berth 74 to three nearby locations: Berth 73A; the area directly west of the Municipal Fish Market; and Berth 51. Jankovich's current location at Berth 74 is within the footprint of the San Pedro Public Market Permit authorized by the Board on May 19, 2016 through Resolution 16-7964 for the redevelopment of Ports O' Call. The relocation of Jankovich to the three new locations is required to accommodate the redevelopment of Ports O' Call.

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Amendment Description – The Port Master Plan Amendment would add the Maritime Support land use to three locations in Planning Area 1 (Transmittal 1). The Maritime Support use is designated for “water-dependent and non water-dependent operations necessary to support cargo handling and other maritime activities.” The first location at Berth 73A has continuously operated as a marine fueling station (Mike’s Main Channel Marine). The comprehensive Port Master Plan Update in 2014 designated Berth 73A as a visitor-serving use in anticipation of a future redevelopment project that will not occur because of lack of interest and pressing need to provide maritime support services.

The proposed amendment adds maritime support as a designated use in addition to visitor-serving commercial use. The Canetti’s building supported restaurant and office space, but in the 2014 Update this building and the surrounding area directly west of the Municipal Fish Market were included in a larger area identified for institutional land uses. The proposed amendment would add maritime support to the institutional land use designation for this small area. Finally, Berth 51 is currently designated for visitor-serving commercial uses. This site, currently vacant, is located south of SpaceX’s recovery operations at Berth 52 and north of the Lane Victory at Berths 49-50. The proposed amendment would add maritime support as a designated land use in addition to the visitor-serving use.

Amendment Processes – The Harbor Department issued a Notice of Completion to the Coastal Commission on November 14, 2017 and the accompanying public notice was published the same day (Transmittal 2). Pursuant to Section 30712 of the Coastal Act, the public hearing on the proposed Amendment must be held no earlier than 30 days and no later than 90 days from the date the Notice of Completion is published.

Following the public hearing, the Board may adopt, amend based on public comments, or deny the Amendment. If adopted, the Board would also authorize the Executive Director to submit the Amendment to the Coastal Commission for certification. Pending certification, further actions required by Title 14, Section 13632(e) of the California Code of Regulations to make the Amendment effective include the Board adopting the Amendment as certified by the Coastal Commission and the Coastal Commission accepting the Board’s action as being consistent with its certification. The California Coastal Act also allows the Executive Director of the Coastal Commission to approve *de minimis* amendments (similar to this Amendment) through a faster process at his or her discretion.

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ENVIRONMENTAL ASSESSMENT:

The Board of Harbor Commissioners certified the San Pedro Waterfront EIR/EIS on September 29, 2009. An Addendum to the San Pedro Waterfront EIR/EIS was provided to the Board of Harbor Commissioners on August 17, 2017 for the relocation of the Jankovich Company from the original planned locations to new locations. The amendment of the Port Master Plan described above was included in the relocations project. The Addendum found the Jankovich Relocation Project resulted in no new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Director of Environmental Management has determined the proposed action is exempt from the Californian Environmental Quality Act (CEQA) in accordance with Article II, Section 2(i) of the City of Los Angeles CEQA Guidelines.

The existing water quality, habitat areas, and biological inventories were extensively discussed and impacts analyzed in the San Pedro Waterfront Project Final EIS/EIR Certified by the Board of Harbor Commission on September 9, 2009 and subsequent addendums. The Addendums to the San Pedro Waterfront Project Final EIS/EIR for the Jankovich Relocation Project found no new or significantly increase adverse impacts resulted from the proposed change in land use designation.

FINANCIAL IMPACT:

The public hearing and adoption of a proposed amendment to the Port Master Plan is a procedural process necessary to allow the Port to issue Coastal Development Permits for Jankovich at these locations. Costs related to distributing, publishing, and holding a public hearing for Port Master Plan amendments and Coastal Development permits are part of the Planning and Strategy Division's anticipated expenses, and funds for FY 2017/2018 in the amount of \$3,000 for distribution and publication of amendments are budgeted in Center No. 0428, Account No. 52020, Program 000.

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CITY ATTORNEY:

Based upon the information provided to the City Attorney's Office and after consideration of any and all comments, the Board may adopt the Amendment.

TRANSMITTALS:

1. Planning Area 1 Map Amendments
2. Public Notice of Completion

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


For MICHAEL KEENAN
Director of Planning and Strategy


MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:


for EUGENE D. SEROKA
Executive Director

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