



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

DATE: MAY 23, 2012

FROM: PLANNING & ECONOMIC DEVELOPMENT

**SUBJECT: RESOLUTION NO. _____ – ISSUANCE OF A LEVEL III
COASTAL DEVELOPMENT PERMIT (NO. 12-06) TO THE PACIFIC
BATTLESHIP CENTER FOR THE USS IOWA PROJECT**

SUMMARY:

The Pacific Battleship Center (PBC), a 501(c)(3) nonprofit organization, is proposing to berth the USS Iowa (Iowa) battleship at Berths 87-89 as a permanently moored naval museum. The proposed development requires landside improvements at Berths 87-89, which include a ticket booth, office trailer, restroom facilities, two prefabricated entry platforms to accommodate ingress and egress from the Iowa, fencing, and associated utilities. Staff is recommending the Board of Harbor Commissioners (Board) approve Coastal Development Permit (CDP) No. 12-06, a Level III, non-appealable permit for the proposed project.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners:

1. Hold a public hearing for the proposed Level III Coastal Development Permit No. 12-06;
2. Find that the proposed project is in conformity with the Port Master Plan and the California Coastal Act of 1976, as amended;
3. Authorize the Executive Director to approve the issuance of Coastal Development Permit No. 12-06, consistent with the project description contained in Application for Discretionary Project No. 110321-038; and
4. Adopt Resolution No. _____ .

DATE: MAY 23, 2012

PAGE 2 OF 4

SUBJECT: LEVEL III CDP TO PBC FOR USS IOWA PROJECT

DISCUSSION:

Background – On November 18, 2010, the Board approved Resolution No. 10-7038 which provisionally supported the use of Berths 87-89 for the permanent berthing of the Iowa based on PBC meeting operational, environmental, and financial conditions. On May 17, 2012, the Board certified the Final Environmental Impact Report for the USS Iowa Project and approved a 10-year lease, with two renewable 5-year options, to PBC for the use of Berths 87-89 and adjacent backland.

The battleship is to be placed at Berths 87-89 (Transmittal 1) for use as a naval museum and would educate the public on the history of U.S. Navy battleships, the USS Iowa, the Iowa class battleships and their characteristics, service history, and crew. With a length of 887 ft., beam of 109 ft., and draft of 37 ft., the Iowa is proposed to be moored year-round at Berths 87-89. Landside improvements on the adjacent 4.43 acres include a prefabricated 480 sq. ft. single-story ticket booth, a prefabricated 480 sq. ft. restroom facility, two prefabricated entry platforms each with stairs and an elevator to accommodate ingress and egress from the Iowa, fencing, and associated utilities.

Not included as part of this CDP is the proposed visitor center. The PBC anticipates the visitor center to be developed in a future development phase in approximately six to eight years, at which point a new CDP application would be submitted.

Coastal Permit Requirements – The proposed Iowa project (Transmittal 2), which is located in Master Planning Area 3, is a Level III, non-appealable project in accordance with the definitions set forth in the *Guidelines for Implementation of the Port of Los Angeles Certified Port Master Plan*. A Level III permit is one of three levels of permits that the Board can issue. Level III permits are required for projects that pose potential significant changes in the density and intensity of land and/or water use, or developments that have potential significant environmental impacts. A public hearing is required for Level III permits. Notices for public hearings are to be mailed or posted 15 days prior to the scheduled date of the hearing (Transmittal 3).

The proposed project has been found to be consistent with the Port Master Plan as the proposed development will provide for port-related development. The proposed project has been found to be consistent with Chapter 8 policies of the California Coastal Act of 1976, as amended. Specifically, the development of the Iowa as a military museum is consistent with Section 30708 in that the project provides for the use of existing harbor area for port-related development, including visitor-serving waterfront uses.

DATE: MAY 23, 2012

PAGE 3 OF 4

SUBJECT: LEVEL III CDP TO PBC FOR USS IOWA PROJECT

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval to issue a Level III CDP to the PBC for berthing of the Iowa battleship at Berths 87-89 as a permanently moored naval museum. The potential environmental impacts of the Iowa project were assessed in an Environmental Impact Report, which was certified by the Board on May 17, 2012. As an activity for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of the California Environmental Quality Act (CEQA), the Director of Environmental Management has determined that the proposed action is exempt from CEQA in accordance with Article II Section 2(i) of the City of Los Angeles CEQA Guidelines.

ECONOMIC BENEFITS:

Staff has determined that the Iowa would create the following regional impacts:

- Start-up costs would result in one-time local spending supporting the equivalent of 38 direct and 35 secondary jobs in the region;
- Annual local spending on non-payroll operating and support costs would support the equivalent of 50 direct and 64 secondary regional jobs; and
- Visitor spending could support an additional 60 to 120 local jobs, depending on the number of visitors and the amount of local spending.

FINANCIAL IMPACT:

Approval of the Level III CDP will pave the way for the installation of landside improvements associated with the Iowa project. These improvements include the installation of a prefabricated ticket booth, a prefabricated restroom facility, two prefabricated entry platforms to accommodate ingress and egress from the Iowa, fencing, and associated utilities. The total cost associated with this CDP is \$2,000,000 and will be paid in full by PBC. Ongoing operating and maintenance costs associated with projects associated with this CDP will be borne by the PBC.

DATE: MAY 23, 2012

PAGE 4 OF 4

SUBJECT: LEVEL III CDP TO PBC FOR USS IOWA PROJECT

CITY ATTORNEY:

The City Attorney's office has reviewed this Board Report and concluded that it raises no legal issue at this time.

TRANSMITTALS:


1. Site Map
2. CDP No. 12-06
3. Public Notice

FIS Approval: WAP (initials)
CA Approval: TAR (initials)


DAVID L. MATHEWSON
Director of Planning & Economic Development


For KATHRYN McDERMOTT
Deputy Executive Director

APPROVED:


GERALDINE KNATZ, Ph.D.
Executive Director

Author: M. Cham
ADP# 110321-038