



DATE: DECEMBER 19, 2013

FROM: PLANNING & ECONOMIC DEVELOPMENT

**SUBJECT: RESOLUTION NO. _____ – ISSUANCE OF A LEVEL I
COASTAL DEVELOPMENT PERMIT (NO. 14-02) TO THE UNIVERSITY
OF SOUTHERN CALIFORNIA FOR THE INSTALLATION OF A
MODULAR TRAILER**

SUMMARY:

University of Southern California (USC) is proposing to install a double-wide twenty-four feet by sixty feet modular trailer on its lease area at Berth 194 to provide facilities for the women's rowing team. Staff is recommending the Board of Harbor Commissioners (Board) approve Coastal Development Permit (CDP) No. 14-02, a Level I, non-appealable permit for the proposed event.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners:

1. Find that the proposed project conforms with the Port Master Plan and the California Coastal Act of 1976, as amended, and find that this project will have no significant adverse environmental impacts as provided in the California Environmental Quality Act;
2. Authorize the Executive Director to approve the issuance of a Level I, non-appealable Coastal Development Permit No. 14-02, consistent with the project description listed on Application for Discretionary Project No. 131029-141; and
3. Adopt Resolution No. _____.

DISCUSSION:

Background/Context – USC is proposing to install a double-wide modular trailer at Berth 194 (Transmittal 1). The double-wide trailer is twenty-four feet by sixty feet, for a total of 1,440 square feet. The trailer will be located adjacent to their existing boat house and will be used as the women's rowing team locker room, meeting room, restroom, and showers. Currently, there is an existing boat house that stores the rowing team's equipment and contains a makeshift locker area. There are three portable restrooms on the site as well.

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The USC women's rowing team has been at Berth 194 since 2005. They have thirty-eight team members who utilize the facility on a daily basis from October to June.

The estimated cost of the project is \$182,450 and USC will fund the project in its entirety. No Harbor Department funds will be used for the proposed project. Upon approval, construction is expected to start near the end of January 2014, and be completed in February 2014.

Coastal Permit Requirements – The proposed project, located in Master Planning Area 5, is a Level I, 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 I permit is one of three levels of permits that the Board can issue. Level I permits are issued for developments that involve minimal changes in land/water use, and minor changes in density and intensity of use. As such, a Level I, non-appealable Coastal Development Project is required for this event (Transmittal 2).

The proposed project has been found to be consistent with the Port Master Plan and Chapter 8 policies of the California Coastal Act of 1976, as amended. Specifically, the proposed project is consistent with Section 30708 in that it provides for beneficial uses consistent with the public trust, including recreation and wildlife habitat uses.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the issuance of a Level I CDP to install a double-wide twenty-four feet by sixty feet modular trailer in USC's lease area at Berth 194 to provide facilities for the women's rowing team. The Director of Environmental Management has determined that the proposed action, which involves the placement of buildings less than 15,000 square feet that are accessory to an existing institutional facility and would not result in significant environmental effects, is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article III, Class 11(7) of the City of Los Angeles CEQA Guidelines.

ECONOMIC BENEFITS:

The Project associated with the proposed CDP will support 2 direct and 1 secondary one-year equivalent jobs for the five-county region.

FINANCIAL IMPACT:

Issuance of the proposed Level I CDP will not have a financial impact upon the Harbor Department. USC will pay the entire cost of the proposed project including construction, equipment, and maintenance. USC will incur the total estimated cost of \$182,450. Furthermore, USC will pay for services furnished to the premises or used in connection with its occupancy, including, but not limited to heat, gas, power, telephone, water, light and janitorial services.

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CITY ATTORNEY:

The Office of the City Attorney has reviewed this resolution and concluded that it raises no legal issues at this time.

TRANSMITTALS:

1. Site Location Map
2. CDP No. 14-02

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



MICHAEL KEENAN
Asst. Dir. of Planning & Economic Development



DAVID L. MATHEWSON
Interim Deputy Executive Director

APPROVED:



GARY LEE MOORE, P.E.
Interim Executive Director

Author: M. Lum; J Ruddell

ADP No. 131029-141