



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

**DATE: FEBRUARY 2, 2012**

**FROM: PLANNING & ECONOMIC DEVELOPMENT**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ – ISSUANCE OF A LEVEL I COASTAL DEVELOPMENT PERMIT (NO. 12-02) TO THE CITY OF LOS ANGELES HARBOR DEPARTMENT FOR THE IMPLEMENTATION OF THE WILMINGTON MARINA PARKWAY PROJECT**

**SUMMARY:**

The City of Los Angeles Harbor Department (Harbor Department) is proposing to implement the Wilmington Marina Parkway Project (Parkway Project), a landscape improvement project along Anchorage and Shore Roads. Staff is recommending the Board of Harbor Commissioners (Board) approve Coastal Development Permit (CDP) No. 12-02, a Level I, non-appealable permit for the proposed project.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Find that the proposed project is in conformity 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 Coastal Development Permit No. 12-02, consistent with the project description contained in Application for Discretionary Project No. 110921-121; and
3. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

**Background** – The Parkway Project is a \$1.45 million project for landscape enhancements along Anchorage and Shore Roads funded with China Shipping Community Aesthetic Mitigation Funds. The Parkway Project was approved by the Board on July 16, 2009. The objective of the Parkway Project is to create an open space buffer between the Wilmington marinas and the existing soil storage site. Specific goals include:

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- Beautifying Anchorage and Shore Roads with landscape improvements
- Creating a safe pedestrian walkway that connects to Henry Ford Boulevard
- Mitigating dust from the Anchorage Road Soil Storage Site
- Creating a usable space for the community with a low maintenance design

Specific project elements include site preparation (grading and demolition), soil importation, irrigation, landscape planting, relocation of fencing, additional parking spaces, sidewalks, and site furniture (Transmittal 1). Construction is scheduled to begin in the Fall of 2012 with completion scheduled for January 2013.

The Parkway Project is part of a larger redevelopment plan to improve the Wilmington marina area. The Wilmington Marinas/Anchorage Road Soil Storage Site (ARSSS) Conceptual Plan (Conceptual Plan) includes creating open space on the 33-acre soil storage site, additional landscape improvements, and infrastructure improvements in the Wilmington marina area that included roadway and utility improvements (Transmittal 2). A preliminary cost estimate of \$44.3 million was identified for the implementation of the Conceptual Plan. On July 7, 2011, the Board approved the Conceptual Plan through acceptance of elements of the Port of Los Angeles Community Advisory Committee Recommendation No. 106. Implementation of the Conceptual Plan is dependent upon future funding commitments.

Coastal Permit Requirements – The proposed project, located in Master Planning Area 6, 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* (Transmittal 3). 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.

The proposed project has been found to be consistent with the Port Master Plan as the development supports recreational marina uses, which is an allowable use in all of the Master Planning Areas. The proposed project has been found to be consistent with Chapter 8 policies of the California Coastal Act of 1976, as amended. Specifically, the Parkway Project is consistent with Section 30708 as it provides for other beneficial uses consistent with the public trust, including, but not limited to, recreational uses to the extent feasible.

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**ENVIRONMENTAL ASSESSMENT:**

The proposed action is approval to issue a coastal development permit for the Wilmington Marina Parkway Project. As an activity involving minor alteration to existing streets and sidewalks and new landscaping, the Director of Environmental Management has determined that the proposed action is exempt from the California Environmental Quality Act (CEQA) in accordance with Article III, Class 1(3) and 4(3) of the Los Angeles City CEQA Guidelines.

**ECONOMIC BENEFITS:**

Approval of the issuance of CDP No. 12-02 will have no employment impact. Wilmington Marina Parkway Project associated with the proposed coastal development permit will support 12 direct and 10 secondary jobs for the five-county region.

**FINANCIAL IMPACT:**

Issuance of the proposed Level I CDP No. 12-02 will allow for the implementation of the Wilmington Marina Parkway Project at an estimated cost to the Harbor Department of \$1.45 million funded with China Shipping Community Aesthetic Mitigation Funds. The project is expected to begin and be completed during FY 12/13. Funds to be spent during FY 12/13 in the amount of \$1.45 million are available in Account 21952, Center 7000, Program 663 in China Shipping Community Aesthetic Mitigation Restricted Account.

Subsequent to project completion ongoing operating and maintenance costs will be borne by the Harbor Department at an estimated annual cost of \$94,000 annually.

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PARKWAY PROJECT

CITY ATTORNEY:

The matter raises no legal issues at this time.

TRANSMITTALS:

1. Wilmington Marina Parkway Design
2. Wilmington Marinas/ARSSS Conceptual Plan
3. CDP No. 12-02

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

  
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APPROVED:

  
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ADP No. 110921-121