



Executive Director's  
Report to the

Board of Harbor Commissioners

**DATE:** OCTOBER 09, 2025

**FROM:** WATERFRONT AND COMMERCIAL REAL ESTATE

**SUBJECT:** RESOLUTION NO. \_\_\_\_\_ - APPROVE REVOCABLE PERMIT  
NO. 24-15 WITH HARBOR AREA GANG ALTERNATIVES PROGRAM

**SUMMARY:**

Staff requests approval of Revocable Permit (RP) No. 24-15 with Harbor Area Gang Alternatives Program (GAP) to use and occupy 5,906 square feet (s.f.) of land and 6,199 s.f. of warehouse space, located at 231 N. Island Avenue, in Wilmington, for administrative staff, staging operations and parking of vehicles for GAP staff, graffiti abatement work crews, volunteers and guests. RP No. 24-15 would serve as a successor RP to RP No. 98-09 and will be for the same use and location. Approval of the proposed RP will allow GAP to continue to provide graffiti removal and trash pickup services to the City of Los Angeles Harbor Department (Harbor Department) for Port of Los Angeles (Port) property. In exchange for the services and public benefit, the Harbor Department does not require GAP, a non-profit organization, to pay rent. Pursuant to the Harbor Department's Leasing Policy, the Board of Harbor Commissioners (Board) is required to approve the no rent RP.

GAP is financially responsible for all costs and maintenance associated with the site. GAP submits annual reports, which provides proof and value of public benefits. Given the greater benefits received by the Harbor Department from GAP's services, staff requests to waive monthly rent.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Find that the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III Class 1(14) of the Los Angeles City CEQA Guidelines;
2. Find that the proposed action is in the best interest of the City of Los Angeles Harbor Department to waive the Harbor Department's Leasing Policy based on the value of services delivered to the community exceeding the market rental value of the property, and the rent that would be due and owed imposes an understandable hardship;
3. Approve Revocable Permit No. 24-15 with Harbor Area Gang Alternatives Program;

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4. Authorize the Executive Director to execute and the Board Secretary to attest to Revocable Permit No. 24-15; and
5. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Background – Staff recommends approval of RP No. 24-15 to continue as a short-term entitlement because GAP provides valuable services including graffiti removal services, trash pick-up, weed abatement, etc., to the City of Los Angeles, specifically the communities of Harbor City, Harbor Gateway, San Pedro, Watts, Wilmington, and South Los Angeles. The Harbor Department receives a benefit from GAP which translates to a financial value of approximately \$180,000 annually. A graffiti removal crew member has an annual financial cost of \$120,000 including annual salary, overhead and cost of supplies. A clean-up crew member for trash pick-up and weed abatement services has an annual financial cost of \$60,000 including annual salary, overhead and supplies. Based on the annual amount of work provided to the Harbor Department, two full-time equivalent staff (one graffiti and one trash removal) members are required.

GAP has adopted a proactive approach to providing graffiti removal services to the Port and addresses graffiti issues before Port staff reports the issues. GAP staff conducts daily inspections of frequent graffiti hot-spots by driving along Harry Bridges Blvd., Harbor Blvd., Avalon Blvd., and Wilmington Waterfront Park, and bi-weekly inspections by driving around the Harbor Administration Building and other Port properties in San Pedro. Additionally, GAP prioritizes requests submitted by Port employees and Port Police.

In addition to graffiti abatement and trash pick-up, GAP works with Port Police and the Los Angeles Police Department to address the nuisance and safety issues created by RV parking in the areas surrounding their warehouse location. The services provided by GAP benefit the community by promoting community beautification, as well as public safety.

The in-kind use of land and warehouse space provided by the Harbor Department allows GAP a secure location for storage of their equipment and a geographical location that allows them to provide expedited response to graffiti removal requests for Port property. Further, it allows GAP to hire more employees, including community youth, to maintain the area and provide services, thus resulting in a mutually beneficial relationship between GAP and the Harbor Department.

Staff requests to waive the rent under proposed RP No. 24-15 (Transmittal 1) in exchange for the services and public benefit GAP provides to the harbor area.

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Proposed Revocable Permit Terms

*Effective Date* – The revocable permit will be effective on the first day of the month following execution by the Executive Director and revocable upon 30 days' written notice.

*Premises* – 6,199 s.f. of warehouse space, and 5,906 s.f. of land, located at 231. N. Island Avenue, in Wilmington, as shown on the attached site map (Transmittal 2).

*Compensation* – None. No financial consideration is due in exchange for the graffiti removal and trash pickup services GAP provides to the Harbor Department for Port property.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is the approval of RP 24-15 with GAP for administrative staff, staging operations and parking of vehicles, which is an activity involving the issuance of a permit to use an existing structure or facility involving negligible or no expansion of use. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of CEQA in accordance with Article III Class 1(14) of the Los Angeles City CEQA Guidelines.

**FINANCIAL IMPACT:**

Approval of proposed RP No. 24-15 will entitle GAP to utilize Harbor Department-owned property located at 231 N. Island Avenue, in Wilmington, for administrative staff, staging operations and parking of vehicles for GAP staff, graffiti abatement work crews, volunteers and guests. Given the significant public benefits and value to the Harbor Department generated by GAP's efforts, the proposed RP would be issued on a rent-free basis. GAP will be financially responsible for all costs and maintenance of this site.

**CITY ATTORNEY:**

The Office of the City Attorney has reviewed and approved RP No. 24-15 as to form and legality.

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**TRANSMITTALS:**

1. Revocable Permit No. 24-15
2. Site Map

FIS Approval: JS  
CA Approval: SO

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APPROVED:

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Harbor Area GAP RP