



**THE PORT
OF LOS ANGELES**

Executive Director's
Report to the
Board of Harbor Commissioners

DATE: NOVEMBER 20, 2025

FROM: CARGO & INDUSTRIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - APPROVAL OF THE SECOND AMENDMENT TO REVOCABLE PERMIT NO. 21-16 WITH TAYLORED TRANSLOAD, LLC. DBA WATERFRONT LOGISTICS LLC.

SUMMARY:

Staff requests approval of the Second Amendment to Revocable Permit (RP) No. 21-16 (RP 21-16) with Taylored Transload, LLC. dba Waterfront Logistics LLC. (Taylored) concerning the use and occupancy of City of Los Angeles Harbor Department (Harbor Department) property located at 2401 E. Pacific Coast Highway in Wilmington, for purposes of operating a transloading facility.

The Second Amendment to RP 21-16 provides for a six-month extension to the length of the term, changing the expiration date from January 31, 2026, to July 31, 2026. All other terms and conditions, including location and permitted use, remain unchanged. Approval of the proposed action will provide time to secure necessary approvals for a new successor Term Permit, which the Board will consider as a separate action in early 2026.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III Class 1(14) and 1(18)(d) of the Los Angeles City CEQA Guidelines;
2. Approve the Second Amendment to Revocable Permit No. 21-16 with Taylored Transload, LLC. dba Waterfront Logistics LLC.;
3. Authorize the Executive Director to execute and the Board Secretary to attest to the Second Amendment to Revocable Permit No. 21-16; and
4. Adopt Resolution No. _____.

DISCUSSION:

Background/Context - Under RP No. 21-16, which arose from a Request for Proposal process, Taylored has the right to use and occupy approximately 85.85 acres of Harbor Department property located at 2401 E. Pacific Coast Highway in Wilmington as shown on Exhibit A (Transmittal 1). Taylored, a distribution and logistics company, has used and occupied this site since February 1, 2022, for the purpose of operating a transloading

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facility. The First Amendment to RP 21-16 i) extended the expiration to January 31, 2026, ii) implemented an annual CPI increase, iii) allowed for a one-time transfer of Tenant’s ownership from Taylored Fulfillment, LLC to Waterfront Logistics LLC, and iv) adjusted the guarantor. The RP currently generates \$997,026.47 in revenue per month and expires on January 31, 2026, without the opportunity for holdover.

Taylored has informed Harbor Department staff that they wish to occupy their premises beyond the expiration date via a new Term Permit, which would replace the RP currently in place. The Term Permit will require both Board and City Council approvals; the conclusion of such process will extend beyond the January 31, 2026, expiration date of RP 21-16. As such, to allow for continuity of operations, RP 21-16 must be extended by six months to i) provide time for that process to conclude; and ii) ensure there is no gap in real estate entitlements.

Other than the extension of the expiration date under this action, there are no other changes to the material terms of the RP. Taylored is a tenant in good standing. As such, staff recommends the Board authorize the continuation of the use, consistent with the terms below.

Below is a summary of the material terms modified by the Second Amendment (Transmittal 2):

<u>Provision</u>	<u>Current</u>	<u>Proposed</u>
Term	Not to exceed a total of forty-eight (48) months subject to termination with 90 days’ prior notice. Expires 1/31/26.	Not to exceed a total of fifty-four (54) months subject to termination with 90 days’ prior notice. Expires 7/31/26.

Proposed Successor Term Permit – Staff expects to present the proposed successor term permit to the Board in early 2026, and subject to the Board’s approval, City Council consideration will follow.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of the Second Amendment to RP 21-16 for Taylored Transload to continue transloading operations on Port property without interruption while approval of a new successor Term permit is considered, and activity which is the issuance, renewal, or amendment of any lease, license or permit involving negligible or no expansion of use, including storage areas for domestic shipment-receipt and foreign import-export commodities. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of

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CEQA in accordance with Article III, Class 1(14) and 1(18)(d) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed Second Amendment will enable Taylored to continue business operations on a month-to-month agreement under the same terms currently in effect until the proposed five-year Permit is approved by City Council. Taylored will pay monthly rent of \$997,026.47 while RP 21-16 remains in effect.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved the proposed Second Amendment to RP 21-16 as to form and legality.

TRANSMITTALS:

1. Site Map
2. Second Amendment to RP 21-16

FIS Approval: 95
CA Approval: 50

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