

RECOMMENDATION APPROVED AND
RESOLUTION NO. 12-7343 ADOPTED
BY THE BOARD OF HARBOR COMMISSIONERS

June 7, 2012

Karla G. Fong
SECRETARY



**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. 12-7343 - 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. 12-7343.

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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.

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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.

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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

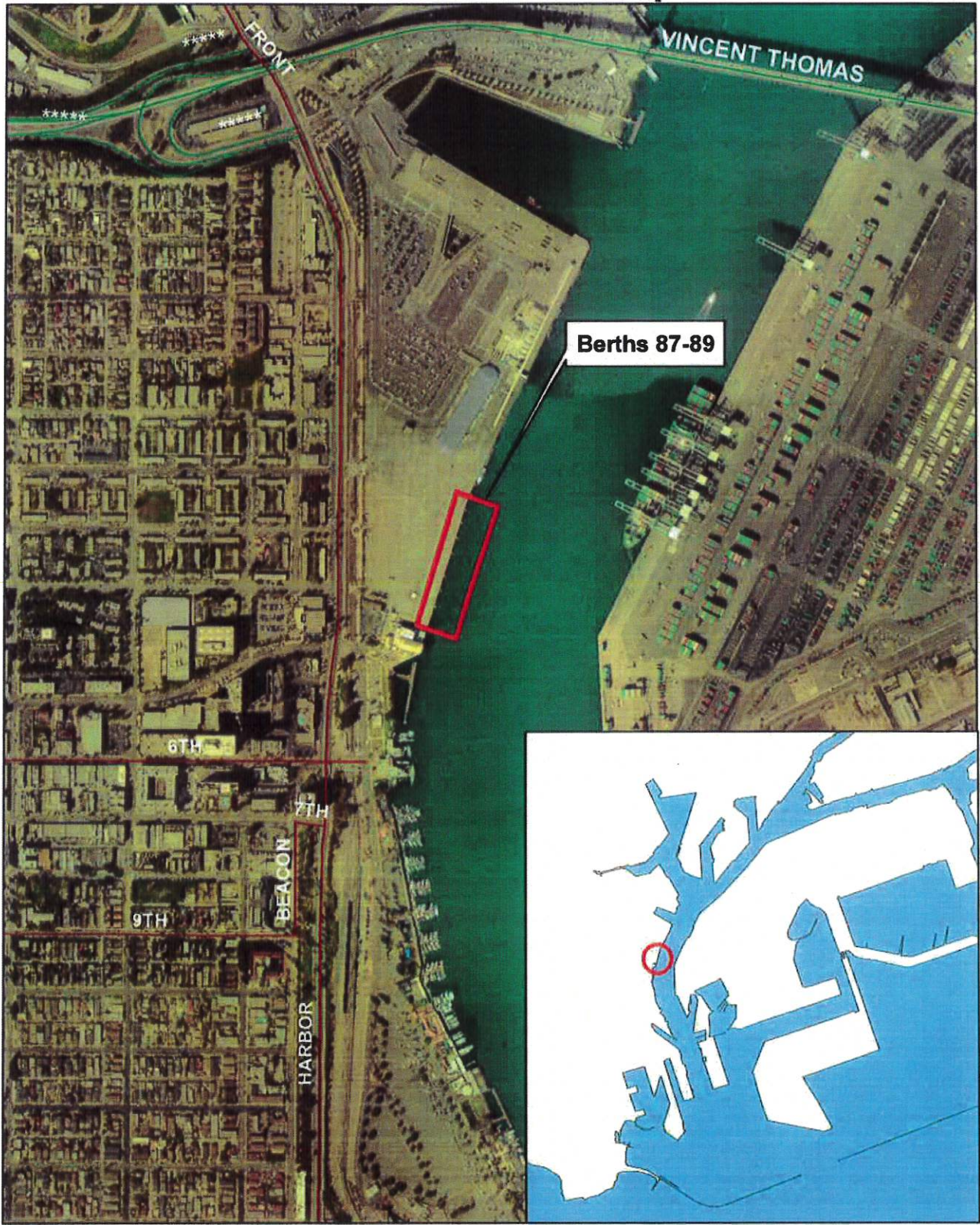

~~FOR~~ KATHRYN McDERMOTT
Deputy Executive Director

APPROVED:


GERALDINE KNATZ, Ph.D.
Executive Director

Author: M. Cham
ADP# 110321-038

USS Iowa Site Map



May 23, 2012

COASTAL DEVELOPMENT PERMIT

1. Coastal Development Permit Number: **12-06**
2. Name/Address of Permittee: **Pacific Battleship Center
615 Centre Street, Suite 3301
San Pedro, CA 90731**
3. Permit Type: **Level III**
Non-appealable Appealable Emergency
4. Development Location: **Berths 87-89**

5. Development Description:

Construction of the USS Iowa Project. The project includes placement of the Iowa as a permanently moored naval museum at Berths 87-89, and 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.

6. The Los Angeles Board of Harbor Commissioners has found that:

The proposed development conforms to the Port of Los Angeles' certified Port Master Plan, as amended, and the California Coastal Act of 1976, as amended.

The proposed development is consistent with the project description listed on Application for Discretionary Project No. 110321-038.

The proposed development complies with the requirements of the California Environmental Quality Act.

The Level III, non-appealable coastal development permit was approved by the Board of Harbor Commissioners during its regularly scheduled meeting on June 7, 2012.

7. This permit is issued subject to the following standard conditions imposed pursuant to the certified Port Master Plan, as amended, and the California Coastal Act of 1976, as amended:

- a) No property rights, either in real estate or material, or any exclusive privileges are granted, and the permit does not authorize any injury to private property or invasion of private rights, or any infringement of federal, state or local laws or regulations.
- b) Final working drawings shall have been submitted to the Chief Harbor Engineer for review and approval, and a Harbor Engineering Permit issued prior to commencement of any portion of the development.
- c) All construction and operations shall occur in accordance with the approved plans.
- d) This permit is issued subject to the applicant obtaining all other approvals and/or permits required by applicable law from agencies having jurisdiction over any aspect of the development. Construction shall not commence until such approvals and permits have been obtained.
- e) This permit may not be assigned to another person except as provided in the Los Angeles Board of Harbor Commissioners' certified Port Master Plan Implementation Guidelines and in Section 13170 of Title 14 of the California Administrative Code to the extent applicable.
- f) The permit shall not become effective until the original and two signed copies have been returned to the Los Angeles Harbor Department, upon which all permittee(s) or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted the contents.
- g) Work authorized by this permit must commence within two (2) years from the date of the Los Angeles Harbor Commission's vote upon the application, unless otherwise specified. If construction has not commenced, this permit will expire two (2) years from the date of said vote. Any extension of time of said commencement date must be applied for prior to expiration of the permit.
- h) Issuance of this Coastal Development Permit does not change the obligation of the applicant to meet all other time requirements in any other permits or agreements granted by the City.

8. This permit is issued subject to compliance with the following special conditions:

There are no special conditions

Issued on behalf of the Los Angeles Board of Harbor Commissioners by:

GERALDINE KNATZ, Ph.D.
Executive Director

By: _____ DATE _____
DAVID L. MATHEWSON
Director of Planning & Economic Development

ACKNOWLEDGMENTS

I, _____, permittee/agent, hereby
(please print name)

acknowledge receipt of Coastal Development Permit No. 12-06, and that I
understand and have accepted its contents and conditions.

SIGNATURE

DATE

DM:mc
ADP No. 110321-038

PUBLIC NOTICE
Port of Los Angeles

Pursuant to the California Coastal Act of 1976, as amended, and the Port of Los Angeles' certified Port Master Plan, notice is hereby given to all interested persons and organizations that the Los Angeles Board of Harbor Commissioners will hold a public hearing to receive public comments prior to considering the following for a Coastal Development Permit:

**PACIFIC BATTLESHIP CENTER – DEVELOPMENT OF THE USS IOWA
PROJECT AT BERTHS 87-89**

In accordance with The Guidelines for Implementation of the Port of Los Angeles Certified Port Master Plan, the Los Angeles Board of Harbor Commissioners will hold a public hearing to receive public comments relative to the proposed project during a regularly scheduled meeting on June 7, 2012, at 8:30 a.m., located at the Port of Los Angeles Board Room, 425 S. Palos Verdes Street, San Pedro, CA 90731.

Any person unable to attend the public hearing may submit written comments to the Director of Planning & Economic Development, P.O. Box 151, San Pedro, CA 90733. Written comments should be submitted no later than the day before the scheduled public hearing date.

The staff report and recommendation relative to the proposed project are anticipated to be available for review after 5:00 p.m. on Friday, June 1, 2012, either by visiting the Port of Los Angeles website, www.portoflosangeles.org or by contacting the Port's Planning & Economic Development Division at (310) 732-3850.