

## LEVEL I COASTAL DEVELOPMENT PERMIT REPORT

**DATE: APRIL 6, 2022**

**TO: HONORABLE MEMBERS OF  
THE BOARD OF HARBOR COMMISSIONERS**

**ISSUED: LEVEL I COASTAL DEVELOPMENT PERMIT NO. 22-02 TO THE  
HOUSING AUTHORITY OF THE CITY OF LOS ANGELES FOR THE  
HARBOR BLVD. PARKWAY IMPROVEMENT PROJECT**

### BACKGROUND

In accordance with the approved Port of Los Angeles Master Plan (PMP), the Executive Director is designated with the authority to approve or deny applications for Level I Coastal Development Permits (CDP), but these CDPs only become effective when the permits are reported in writing to the Board of Harbor Commissioners (Board). No Board action is required. Additionally, the PMP provides that a Level I CDP that is being reported to the Board can be stayed if any two Board members so request. In this case, the CDP would be agenezized for the next regular Board meeting and would require Board action to be approved or denied.

### PERMIT ACTIONS

The Executive Director issued Level I CDP No. 22-02 on April 5, 2022.

CDP No. 22-02 Housing Authority of the City of Los Angeles – Harbor Blvd.  
Parkway Improvement Project

The project location for the approved CDP is identified on the attached map (Transmittal 1).

### COASTAL PERMIT CONTEXT

CDP No. 22-02 (Transmittal 2) allows the Housing Authority of the City of Los Angeles (HACLA) to develop 15,600 square feet of Harbor Department land between 1st and 3rd Street along the eastern side of Harbor Boulevard. into park space. The new park space will expand the LA Waterfront's Harbor Boulevard. Parkway and provide direct access to

SUBJECT: LEVEL I CDP REPORT

the community and HACLA's Rancho San Pedro Housing Development. The site formerly contained an inactive rail line.

The Project concept is designed as an extension of the existing Harbor Boulevard Parkway. Improvements will include the creation of a bike loop circling the two blocks to provide a safe cycling space and a link to existing bike lanes, and the installation of new seating, recreation equipment, landscaping, and shade trees to provide a park-like gathering space. The space will also include a cement pad for potential vendor kiosks.

The Project site is located in Planning Area 1 of the PMP and the Project is consistent with the open space land use designation.

The Director of the Environmental Management Division has determined that the proposed action is administratively exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article II Section 2(f) of the Los Angeles City CEQA Guidelines.

The estimated project cost is \$2,830,000. The Harbor Department will pay \$1,430,000 to prepare the site and HACLA will pay \$1,400,000 for the site improvements.

TRANSMITTALS

1. Site Map
2. Coastal Development Permit No. 22-02

CA Approval: SO



EUGENE D. SEROKA  
Executive Director

MD   
EDS:MD:MK/Planning & Strategy

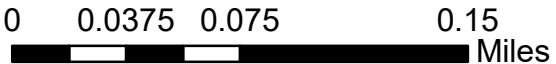
APP# 210730-125

# Coastal Development Permit No. 22-02



**Housing Authority of the City of Los Angeles -  
Harbor Blvd. Improvement Project**

**Transmittal 1**



**Harbor Department**

ITD-GIS • 2/22/2022





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Anthony Pirozzi, Jr.  
Commissioner

Eugene D. Seroka

Executive Director

March 23, 2022

## COASTAL DEVELOPMENT PERMIT

1. Coastal Development Permit Number: **22-02**
2. Name/Address of Permittee: **Housing Authority of the City  
of Los Angeles  
2600 Wilshire Blvd.  
Los Angeles, CA 90057**
3. Permit Type: **Level I**  
Non-appealable  Appealable  Emergency
4. Development Location: **Between 1st & 3rd St., Eastern  
side of Harbor Blvd.**
5. Development Description:

**CDP No. 22-02 allows the Housing Authority of the City of Los Angeles to develop 15,600 square feet of Harbor Department land into park space as outlined in Application for Port Permit No. 210730-125.**

6. The Executive Director has found that:

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

The proposed development is consistent with the project description listed on the Application for Port Permit No. 210730-125.

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

Transmittal 2

7. This permit is issued subject to the following standard conditions imposed pursuant to the certified Port of Los Angeles 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) Any person who has obtained a permit for development may assign such permit to another person subject to the following conditions outlined in Section 6.8.6 of the Port of Los Angeles Master Plan.
- f) The permit shall not become effective until the issuance is reported to the Board of Harbor Commissioners and the original and two signed copies of the permit 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 must commence within two (2) years from the date of the executed coastal development permit, unless otherwise specified. If construction has not commenced, this permit will expire two (2) years from the date of the executed permit. 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 of Los Angeles.

Issued by:

  
\_\_\_\_\_  
EUGENE D. SEROKA  
Executive Director

4/5/2022  
\_\_\_\_\_  
DATE

**ACKNOWLEDGMENTS**

I, Douglas Guthrie, permittee/agent, hereby acknowledge receipt  
(please print)  
of Coastal Development Permit No. 22-02, and that I understand and have accepted its  
contents and conditions.

  
\_\_\_\_\_  
SIGNATURE

3/23/2022  
\_\_\_\_\_  
DATE

EDS:rp

APP No. 210730-125