

December 16, 2019

COASTAL DEVELOPMENT PERMIT

1. Coastal Development Permit Number: **20-01**
2. Name/Address of Permittee: **San Pedro Public Market LLC
700 South Flower St., Suite 820
Los Angeles, CA 90017**
3. Permit Type: **Level II**
Non-appealable _____ Appealable X Emergency _____
4. Development Location: **Near Berths 77-80**
5. Development Description:

CDP No. 20-01 to San Pedro Public Market LLC for Phase 1 of the San Pedro Public Market project as described in APP# 160323-040—development of approximately 29 acres for restaurant, retail, and maritime-related office uses.

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. 160323-040.

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

SUBJECT: LEVEL II CDP

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.

SUBJECT: LEVEL II CDP

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

Special Condition No. 1 – Assumption of Risk, Waiver of Liability and Indemnity. By acceptance of this permit, the applicant acknowledges and agrees: (i) that the site may be subject to hazards, including but not limited to waves, storms, flooding, erosion, and earth movement, many of which will worsen with future sea level rise; (ii) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the City of Los Angeles Harbor Department, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the City of Los Angeles Harbor Department, its officers, agents, and employees with respect to the Board of Harbor Commissioner’s approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

Issued by:

EUGENE D. SEROKA
Executive Director

DATE

ACKNOWLEDGMENTS

I, _____, permittee/agent, hereby acknowledge receipt
(please print)
of Coastal Development Permit No. **20-01**, and that I understand and have accepted its contents and conditions.

SIGNATURE

DATE