



Executive Director's
Report to the
Board of Harbor Commissioners

DATE: SEPTEMBER 20, 2023

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - APPROVE REVOCABLE PERMIT NO. 23-05 WITH LOS ANGELES MARITIME INSTITUTE

SUMMARY:

Staff requests approval of Revocable Permit No. 23-05 (RP 23-05) with the Los Angeles Maritime Institute (LAMI) to allow temporary use of Berth 78 for operation of the TopSail Youth Program, docking of brigantine vessels, and small-scale maintenance activities for brigantines. Berth 78 consists of 14,420 square feet of water and dock space. This area is scheduled to be turned over to the West Harbor tenant within two years.

LAMI, a California non-profit corporation, operates the TopSail Youth Program for middle and high school students, including at-risk youth, on maritime education and hands-on tall ships sailing within the Port of Los Angeles (Port). The program has been in operation at the Port since 1992. Curriculum focuses on the Port, the maritime industry, communication, teamwork, and instills responsibility, leadership, and self-esteem by providing character-building experiences.

Given the significant benefits received by the Harbor Department from the services provided by LAMI, staff requests waiving the monthly rent. LAMI will be financially responsible for all other costs, including but not limited to utilities, equipment, labor, Port Police security, site repair and maintenance. Pursuant to the Harbor Department's Leasing Policy, the Board of Harbor Commissioners (Board) is required to approve this no-rent Revocable Permit.

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) and 1(18)(b) of the Los Angeles City CEQA Guidelines;
2. Find that it is in the best interest of the City of Los Angeles Harbor Department to grant a no-rent Revocable Permit No. 23-05 to the Los Angeles Maritime Institute in exchange for the community benefits provided by its public TopSail Program;
3. Approve Revocable Permit No. 23-05 with the Los Angeles Maritime Institute;
4. Authorize the Executive Director to execute and the Board Secretary to attest to the License Agreement; and

DATE: SEPTEMBER 20, 2023

PAGE 2 OF 3

SUBJECT: REVOCABLE PERMIT WITH THE LOS ANGELES MARITIME INSTITUTE

5. Adopt Resolution No. _____

DISCUSSION:

Background: LAMI, a California non-profit corporation, operates the free TopSail Youth Program for upper elementary, middle and high school students, including at-risk, under resourced youth, on maritime education and hands-on tall ships sailing within the Port of Los Angeles. TopSail Youth Program curriculum focuses on the Port, the maritime industry, communication, teamwork, and instills responsibility, leadership, and self-esteem by providing character-building experiences. LAMI also operates the free TopSail STEM and Sea Scouts/Youth program, which teaches science and job skills for youth in the local community. The programs have been in operation at the Port since 1992.

Given the benefits that LAMI provides through its various free programs and operations, staff recommends waiving rent for this use.

Summary of Significant Permit Terms

Effective Date – The month-to-month Revocable Permit (Transmittal 2) will be effective upon execution by the Executive Director and revocable upon 30 days' written notice.

Premises – The premises is comprised of 14,420 square feet of water and dock space at Berth 78. LAMI will be responsible for site maintenance, insurance and upkeep.

Compensation – Rent will be waived due to the public benefit provided to local and regional communities from LAMI's proposed use of the site.

Use – The premises shall be used to: operate a free TopSail Youth Program, dock brigantine vessels, conduct small-scale maintenance activities for the brigantines, and perform other activities in the furtherance of the TopSail Youth Program deemed appropriate by the Executive Director and not for any other use without prior written consent of the Executive Director.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of RP 23-05 with LAMI for the temporary use of Berth 78 for the operation of the TopSail Youth Program, which is an activity that involves the issuance of any permit to use an existing structure or facility, including the use of Municipal Wharves, involving negligible or no expansion of use beyond that previously existing or permitted. 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) and 1(18)(b) of the Los Angeles City CEQA Guidelines.

DATE: SEPTEMBER 20, 2023

PAGE 3 OF 3

SUBJECT: REVOCABLE PERMIT WITH THE LOS ANGELES MARITIME INSTITUTE

FINANCIAL IMPACT:

Approval of the proposed RP 23-05 would result in no rent being paid to the Harbor Department for LAMI's use of 14,420 square feet of water and dock space at Berth 78. Effective January 1, 2023, the monthly rate per square foot for water area space assignments was \$0.13 per square foot per month as per Tariff No. 4, Section 810.

Based upon the proposed 14,420 square foot premises under RP 23-05, the Harbor Department would forego rent of \$1,875 per month using the applicable Tariff No. 4 rate for water-area space assignments. Effective January 1, 2024 and annually thereafter, water-area space assignments would increase by the greater of 2% or the annual change in the Consumer Price Index, subject to a minimum increase of \$0.01 per square foot per month per year.

CITY ATTORNEY:

The proposed RP 23-05 has been approved as to form and legality by the Office of the City Attorney.

TRANSMITTAL:

1. Site Map
2. Revocable Permit No. 23-05

FIS Approval: MB (initials)
CA Approval: SO (initials)

Michael J. Galvin
MICHAEL J. GALVIN
Director of Waterfront & Commercial Real Estate

Michael DiBernardo
MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:

Maia Blawins For
EUGENE D. SEROKA
Executive Director