



**THE PORT
OF LOS ANGELES**
Executive Director's
Report to the
Board of Harbor Commissioners

DATE: AUGUST 11, 2022

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - APPROVAL OF TEMPORARY ENTRY AND USE PERMIT NO. 1874 WITH THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES AND LUCAS BUILDERS, INC. FOR CONSTRUCTION OF THE HARBOR BOULEVARD PARKWAY IMPROVEMENTS PROJECT

SUMMARY:

Staff requests approval of the proposed Temporary Entry and Use Permit No. 1874 (TEUP 1874) with the Housing Authority of the City of Los Angeles (HACLA), a public body, and their contractor Lucas Builders, Inc. (Lucas Builders) for construction of the Harbor Boulevard Parkway Improvements Project (Project). The Project improves approximately 15,600 square feet of underutilized rail right-of-way into park space that expands upon the LA Waterfront's Harbor Boulevard Parkway. Lucas Builders will conduct the work on behalf of HACLA. TEUP 1874 would entitle HACLA and Lucas Builders access to the site for eight months and require no compensation.

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 has been previously evaluated pursuant to the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(i) of the Los Angeles City CEQA Guidelines;
2. Approve Temporary Entry and Use Permit No. 1874 with the Housing Authority of the City of Los Angeles and Lucas Builders, Inc.;
3. Authorize the Executive Director to execute and the Board Secretary to attest to Temporary Entry and Use Permit No. 1874; and
4. Adopt Resolution No. _____.

SUBJECT: TEMPORARY ENTRY & USE PERMIT NO. 1874

DISCUSSION:

Background – Proposed TEUP 1874 with HACLA and Lucas Builders would grant access to the approximately 15,600 square feet of underutilized land between 1st Street and 3rd Street along the eastern side of Harbor Boulevard to construct open space that serves as an extension of the existing Harbor Boulevard Parkway (Transmittal 1). Lucas Builders is proposed to conduct the work on behalf of HACLA. The purpose of the Project is to provide physical improvements that benefit Rancho San Pedro, a 478 unit public housing complex located adjacent to the Project, and the surrounding community.

Terms and Scope – Proposed TEUP 1874 (Transmittal 2) would entitle HACLA and Lucas Builders access to the site for eight months and require no compensation.

The scope of the Project improvements consists of: flex space, multi-purpose lawn, children’s play area, adult exercise area, picnic areas, and game tables arranged in a linear fashion. The flex space area on the north end of this park space is equipped to provide access and space for food trucks or pop up services. The adjacent shaded picnic area with tables and benches will maximize the appeal and use of this flex space. A shade structure with swinging benches and circular sitting benches is placed centrally along the site as it provides a place to relax and watch the activities on the multipurpose lawn area and/or the children’s play area. The children’s play area has play structures for 3-5 and 5-12 year-old kids, boulders, wood stumps, and benches to provide seating areas for adults or kids. A fence for this children’s play area is provided along the Harbor Boulevard sidewalk as a safety measure based on community input. The adult exercise equipment, picnic/sitting area with chess tables, ping pong table, and circular benches create a very vibrant and active atmosphere in the Palm Court Area towards the south end of this park space.

ENVIRONMENTAL ASSESSMENT:

The proposed action is for the approval of TEUP 1874 with HACLA and Lucas Builders for the construction of the Harbor Boulevard Parkway Improvements Project, which is an activity for which the underlying project has been previously assessed in the Addendum to the San Pedro Waterfront Project Final Environmental Impact Statement/Environmental Impact Report for the Harbor Boulevard Parkway Improvements Project (SCH# 2005061041), certified by the Board on October 21, 2021. Therefore, the Director of Environmental Management has determined that the proposed action is administratively exempt and has been previously evaluated pursuant to CEQA in accordance with Article II Section 2(i) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of proposed TEUP 1874 would grant HACLA and Lucas Builders access to approximately 15,600 square feet of underutilized land between 1st Street and 3rd Street along the eastern side of Harbor Boulevard to construct open space that serves as an extension of the existing Harbor Boulevard Parkway. There is no compensation associated with this TEUP since HACLA is a public agency providing additional open space to the existing Harbor Boulevard Parkway.

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CITY ATTORNEY:

Proposed Temporary Entry and Use Permit No. 1874 has been reviewed and approved as to form and legality by the Office of the City Attorney.

TRANSMITTALS:

1. Site Plan
2. Temporary Entry and Use Permit No. 1874

FIS Approval: MB
CA Approval: SO

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APPROVED:

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