

LEVEL I COASTAL DEVELOPMENT PERMIT REPORT

DATE: JANUARY 5, 2026

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

**ISSUED: LEVEL I COASTAL DEVELOPMENT PERMIT NO. 26-01 TO THE
PACIFIC BATTLESHIP CENTER FOR THE FREEDOM OF THE SEAS
PARK AND PAVILLION AT BERTH 87**

BACKGROUND

The Port of Los Angeles Master Plan (PMP) authorizes the Executive Director to approve or deny applications for Level I Coastal Development Permit (CDP). These permits become effective upon written notice to the Board of Harbor Commissioners (Board); no Board action is required. However, the PMP allows any two Board members to request a stay of a reported Level I CDP. If such a request is made, the permit must be placed on the agenda for the next regular Board meeting for formal consideration and action.

PERMIT ACTIONS

The Executive Director issued Level I CDP No. 26-01 on January 5, 2026 for the Pacific Battleship Center's (PBC) proposed Freedom of the Seas Park and Pavillion (Transmittal 1). The project location at Berth 87 is shown in Transmittal 2.

COASTAL PERMIT CONTEXT

Project Background – The PBC, a 501(c)(3) nonprofit organization, operates the Battleship Iowa as a permanently moored naval museum on approximately 4.43 acres at Berths 87-89. The vessel has been located at the Port of Los Angeles since its arrival from San Francisco Bay in 2012.

On June 7, 2012, the Board approved CDP 12-06 for the permanent mooring of the vessel and existing landside improvements. That permit specified that any future visitor center would require a separate CDP (Transmittal 3). The PBC currently operates under Permit No. 899, a 45-year agreement expiring in May 2057.

SUBJECT: CDP 26-01 – PBC FREEDOM OF THE SEAS PARK AND PAVILLION

Project Description – The PBC proposes to construct a new two-story, approximately 17,161-square-foot (sf) event center. Planned construction activities include, but are not limited to, site clearing and demolition, utility removal or relocation, installation of a driven-pile foundation, landscaping (including tree removal and replacement), and new utility connections. This includes the removal of the existing restroom facility that is only open during City of Los Angeles Harbor Department (Harbor Department) events.

Key program elements include a multipurpose visitor center, community gathering areas, educational exhibits, veterans memorials of local, state, and national significance, maritime equipment displays, a restaurant and bar, public art, and a children’s play area. The project also contains approximately 50,000 sf of renovated park space.

Coastal Development Permit Requirements – The proposed project is a Level I non-appealable project in accordance with Section 6.4 of the PMP. To be considered a Level I CDP, the project must conform to all three of the following: 1) minimal resources are involved; 2) only minimal change in land or water use and, in the density or intensity of the use of land and water may occur; and 3) there are no significant adverse environmental impacts.

Coastal resources include natural and built features such as beaches, ocean waters, public accessways, recreational facilities, and environmentally sensitive habitat areas. CDP 26-01 supports continued and enhanced public access associated with the naval museum. The project site is not located within an environmentally sensitive habitat area, and no in-water or beach-related work is proposed.

The project represents a minimal change in use intensity. The proposed visitor center is significantly smaller than the 33,800-square-foot facility evaluated in the 2012 certified Environmental Impact Report (EIR). Many of the functions planned for the new pavilion currently occur aboard the ship, resulting in no substantive change in use. Alcohol sales are already permitted on site.

The Environmental Management Division has reviewed the proposed project and determined that the proposed action is an activity for which the underlying project has been previously assessed in the Berth 87 USS Iowa Project Final EIR (SCH 2011081097) certified by the Board on May 17, 2012, and the Addendum to the Berth 87 USS Iowa Project Final Environmental Impact Report, considered by the Board on January 6, 2026. Therefore, the proposed project meets all three Level I CDP requirements.

The project site is in Planning Area 1 and this project is consistent with the Visitor-Serving Commercial land use designation in the PMP. Operations conducted by the PBC, including museum activities, community meetings, exhibit space, and restaurant-type uses, are consistent with the Visitor-Serving Commercial land use designation.

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The estimated project cost is \$6.7 million. The PBC will fund the project and has received a grant from the California Natural Resources Agency. No Harbor Department funds are involved.

TRANSMITTALS

1. Coastal Development Permit No. 26-01
2. Site Location Map
3. Resolution No. 12-7343 for a Level III CDP 12-06

CA Approval: SO



EUGENE D. SEROKA
Executive Director

MD MK

EDS:MD:MK:dj:/Planning & Strategy

APP No. 240806-116