



THE PORT
OF LOS ANGELES
Executive Director's
Report to the

Board of Harbor Commissioners

DATE: SEPTEMBER 19, 2012

FROM: REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - FIRST AMENDMENTS TO PERMIT NOS. 804, 806, 807, AND 808 WITH PACIFIC YACHT LANDING, YACHT HAVEN MARINA, INC., YACHT CENTRE, INC., AND HOLIDAY HARBORS-WILMINGTON, RESPECTIVELY

SUMMARY:

Due to the closure of the Colonial Yacht Anchorage Marina located at Berth 204 on March 1, 2012, the City of Los Angeles Harbor Department (Harbor Department) requested other marinas accommodate displaced liveaboards. Approval of the proposed First Amendments to Permit Nos. 804, 806, 807, and 808 is requested to allow these Wilmington area marinas to temporarily have a liveaboard rate over the originally permitted amount of five percent. The liveaboard rates will vary from marina to marina based on the actual number of liveaboards that one marina absorbs in comparison to the others, but all the Wilmington area marinas will be over the five percent rate allowed under their permits. However, a reduction to five percent or less of total berthing capacity will be restored through attrition.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Approve the First Amendments to Permit No. 804 with Perel Marinas, Inc. dba Pacific Yacht Landing; Permit No. 806 with Yacht Haven Marina, Inc.; Permit No. 807 with Yacht Centre, Inc.; and Permit No. 808 with Holiday Harbors–Wilmington;
2. Direct the Board Secretary to transmit the First Amendments to Permit No. 804 with Perel Marinas, Inc. dba Pacific Yacht Landing; Permit No. 806 with Yacht Haven Marina, Inc.; Permit No. 807 with Yacht Centre, Inc.; and Permit No. 808 with Holiday Harbors - Wilmington to the City Council for approval pursuant to Section 606 of the City Charter;
3. Authorize the Executive Director to execute and the Board Secretary to attest to the permit amendments upon approval by City Council; and
4. Adopt Resolution No. _____.

SUBJECT: FIRST AMENDMENTS TO PERMIT NOS. 804, 806, 807, AND 808

DISCUSSION:

Background – Colonial Yacht Anchorage, Inc. (Colonial) operated a recreational vessel marina and boat yard storage located at Berth 204 under Permit No. 800. On March 1, 2012, this permit was terminated, and the Harbor Department agreed to relocate the six vessels with liveaboards to the surrounding Wilmington area marinas (Pacific Yacht Landing, Yacht Haven Marina, Inc., Yacht Centre, Inc., and Holiday Harbors-Wilmington – Transmittal 2).

To accommodate these liveaboards at other marinas, the proposed amendments (Transmittal 1) to the aforementioned permits will increase the allowable liveboard percentage to accommodate these six vessels only. The intent of the amendments is not to permanently increase the liveboard percentage level beyond the allotted five percent. Rather, the amendments specify that this would be temporary, as there are no other marinas in the Port of Los Angeles with liveboard vacancies to accommodate them.

The proposed amendments to these permits provide that Wilmington area marinas, which were already at the five percent rate allotted, will be restricted from accepting further liveaboards within their premises until their liveboard percentage falls below five percent through attrition.

Proposed Permit Amendment – The First Amendments to Permit Nos. 804, 806, 807, and 808 amends Section 5, “Uses”, subsection (a), “Permitted Uses” of each permit. This section acknowledges that the tenant accepted existing liveaboards from the former premises of Colonial. A list of allowed liveboard tenants is included. The amendment also states that liveboard privileges are to be reduced to five percent by attrition.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of amendments to four permits with Wilmington area marinas to temporarily increase their permitted liveboard rates above five percent to accommodate liveaboards displaced by the closure of Colonial. Relocated liveaboards would occupy boat slips in existing marinas and a reduction back to the originally permitted five percent liveboard cap would be restored through attrition, thereby resulting in negligible expansion of use. Therefore, as an activity involving amendments to permits to use existing facilities involving negligible expansion of use, the Director of Environmental Management has determined the proposed action is exempt from the California Environmental Quality Act (CEQA) in accordance with Article III, Class 1 (14) of the Los Angeles City CEQA Guidelines.

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ECONOMIC BENEFITS:

This Board action will have no employment effect in the five-county region.

FINANCIAL IMPACT:

There is no overall financial impact to the Harbor Department. The increased tenancy and revenue at the affected marinas reflect the absorption of the tenants from the closure of the neighboring marina. First Amendments to Permit Nos. 804, 806, 807, and 808 allows these permittees to accept liveaboard vessels that were displaced due to termination of another Harbor Department permit. The aggregate income, therefore, remains the same.


CITY ATTORNEY:

The Office of the City Attorney has approved the proposed permit amendments as to form and legality.

TRANSMITTALS:


- 1. First Amendments to Permit Nos. 804, 806, 807, and 808
- 2. Site Map

FIS Approval: *ms* (initials)
 CA Approval: *tm* (initials)

for 
 JACK C. HEDGE
 Director of Real Estate

FOR 
 KATHRYN McDERMOTT
 Deputy Executive Director

APPROVED:


 GERALDINE KNATZ, Ph.D.
 Executive Director