



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

Board of Harbor Commissioners

**DATE: NOVEMBER 14, 2023**

**FROM: WATERFRONT & COMMERCIAL REAL ESTATE**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - APPROVE REVOCABLE LICENSE  
NO. 2023-12 WITH LOS ANGELES MARITIME INSTITUTE**

**SUMMARY:**

Staff requests approval of Revocable License No. 2023-12 (License) with the Los Angeles Maritime Institute (LAMI) to allow temporary use of Berth 73 for the berthing and docking of brigantine vessels as well as small-scale maintenance activities for the brigantine vessels on a non-exclusive basis. Berth 73 consists of 36,570 square feet of water and dock space. The proposed License is subject to cancellation by the City of Los Angeles Harbor Department (Harbor Department) or licensee upon 90 days' written notice. This License is expected to be terminated in the next 12-18 months upon delivery of the property to the San Pedro Public Market otherwise known as West Harbor.

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. Currently under Revocable Permit 2017-006, LAMI is using Downtown Harbor Cut Slips 1 and 2 for passenger sailing.

Given the significant benefits received by the Harbor Department from the services provided by LAMI, staff requests waiving the monthly compensation. LAMI will be financially responsible for all other costs, including but not limited to utilities, equipment, labor, security, site repair and maintenance.

**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 administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III, Class 1 (18)(b) of the Los Angeles City CEQA Guidelines;
2. Find that the proposed action is in the best interest of the City of Los Angeles Harbor Department based on the value of services delivered to the, and the compensation that would be due and owed imposes an understandable hardship;
3. Approve proposed Revocable License No. 2023-12 with Los Angeles Maritime Institute;

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4. Authorize the Executive Director to execute and the Board Secretary to attest to Revocable License No. 2023-12; and
5. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Background – LAMI 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. These programs have been in operation at the Port since 1992.

Given the benefits that LAMI provides through its free programs and operations, staff recommends waving compensation for this use.

Summary of Significant License Terms

Effective Date – The month-to-month License (Transmittal 2) will be effective upon execution by the Executive Director and revocable upon 90 days' written notice.

Premises – The premises consists of 36,570 square feet of water and dock space located at Berth 73. Tenant is responsible for site maintenance, insurance, and upkeep.

Compensation – Compensation will be waived due to the public benefit provided to local and regional community from LAMI's operations.

Use – The premises will be used for the berthing and docking of brigantine vessels, and small scale maintenance activities related to the brigantine vessels.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is the approval of Revocable License No. 2023-12 with the Los Angeles Maritime Institute to allow temporary use of Berth 73 on a non-exclusive, first-come basis, which is an issuance of berth or space assignment for a municipal wharf. 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(18)(b) of the Los Angeles City CEQA Guidelines.

**FINANCIAL IMPACT:**

Approval of the proposed Revocable License No. 2023-12 would result in no compensation being paid to the Harbor Department for LAMI's use of 36,570 square feet of water and dock space at Berth 73. 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.

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Based upon the proposed 36,570 square foot premises under Revocable License No. 2023-12, the Harbor Department would forego compensation of \$4,754 per month using the applicable Tariff No. 4 rate for water-area space assignments if LAMI was able to exclusively use these premises over the course of an entire month. Given that LAMI will be using these premises on a non-exclusive basis and given the significant public benefits observed through LAMI's non-exclusive use, staff has determined that it is appropriate to obtain no compensation for use of this space under the proposed License.

**CITY ATTORNEY:**

Revocable License No. 2023-12 has been reviewed and approved as to form and legality by the Office of the City Attorney.

**TRANSMITTALS:**

- 1. Site Map
- 2. Revocable License No. 2023-12

FIS Approval: MB  
 CA Approval: SO

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