



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

DATE: FEBRUARY 7, 2013

FROM: PLANNING & ECONOMIC DEVELOPMENT

**SUBJECT: RESOLUTION NO. _____ – DISTRIBUTION OF DRAFT PORT
MASTER PLAN UPDATE**

SUMMARY:

The City of Los Angeles Harbor Department (Harbor Department) proposes to distribute for public review a draft of the updated Port Master Plan (Draft Port Master Plan), publish a Notice of Completion, and schedule a public hearing on the Draft Port Master Plan, as required by the California Coastal Act of 1976 (Coastal Act). The Draft Port Master Plan combines the original 1980 Port Master Plan and its subsequent amendments into an updated and more concise document that reflects recent land use planning and projects, replaces outdated language, and provides an easy to understand specific land use plan.

RECOMMENDATION:

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

1. Approve the distribution of the Draft Port Master Plan to interested persons, organizations, and governmental agencies, including the California Coastal Commission and all tenants of the Port of Los Angeles;
2. Approve the publication of the Notice of Completion for the subject amendment;
3. Hold a public hearing for the Draft Port Master Plan at the Board of Harbor Commissioners' regularly scheduled meeting on Thursday, April 4, at 8:30 a.m. at the Banning's Landing Community Center, 100 East Water Street, Wilmington, California 90744; and
4. Adopt Resolution No. _____.

DISCUSSION:

Background/Context – The Port Master Plan establishes policies and procedures to direct the future development of the Port of Los Angeles (Port) and was first certified in 1980 in conformance with the policies of the Coastal Act. Since then, twenty amendments to the Port Master Plan have been approved while another six

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amendments were initiated but withdrawn. Amendment No. 27 for the Al Larson Boat Shop Project is pending California Coastal Commission (Coastal Commission) review and is anticipated to be considered in April 2013.

While amendments to the 1980 Port Master Plan addressed changes relating to specific projects, a comprehensive review and update of the Port Master Plan has not been completed since the plan's original certification. Over time, changes and trends in the maritime industry have caused portions of the plan to be outdated. For example, trends in containerization since the certification of the original Port Master Plan have resulted in the need for deeper draft channels and additional backland to accommodate the cargoes of the larger vessels. Additionally, in 1980, the Port had several high density working populations associated with shipyards and commercial fishing activities. However, due to changing economic conditions, there are no longer any large scale ship building operations in the Port and commercial fishing activities, such as fish processing and canneries have significantly contracted.

On January 19, 2012, the Board authorized Harbor Department staff to initiate a comprehensive update of the Port Master Plan. The effort would combine the plan and its subsequent amendments into a more manageable and concise document that reflects all recent land use planning and projects, replace outdated language, and provide an easy to understand specific land use plan. The update would also reflect recommendations from the Terminal Island Land Use Plan and Wilmington Marinas Planning Study.

The Draft Port Master Plan reflects input from Port stakeholders, including tenants, Port customers, labor, governmental agencies and the community (Transmittal 1). On July 19, 2012 and October 25, 2012, the Harbor Department held public workshops at Banning's Landing Community Center to receive input on initial concepts for the Port Master Plan update. More than 80 people attended the workshops and staff received comments on a variety of issues relating to land use designation changes, accommodation of diverse cargoes, preservation of historic resources, and integration of public access opportunities in the San Pedro and Wilmington communities.

A Draft Programmatic Environmental Impact Report (PEIR) has been prepared in support of the Draft Port Master Plan and will be released concurrent with the release of the Draft Port Master Plan.

Process – This recommended Board action authorizes the publishing of the Notice of Completion and the scheduling of a public hearing on the Draft Port Master Plan (Transmittal 2). Pursuant to Section 30712 of the Coastal Act, the public hearing on the Draft Port Master Plan must be held no earlier than 30 days and no later than 90 days from the date the Notice of Completion is published. Authorizing the public hearing during the Board's regularly scheduled meeting on April 4, 2013, would meet this

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requirement. Concurrent with the public comment and review period for the Draft Port Master Plan, will be the public review period for the Draft PEIR. A public hearing on the Draft PEIR will be held Wednesday, March 13, 2013. Following the public review period, the Port Master Plan will be finalized based on public comments received during the public review period and public hearing. The final Port Master Plan along with the final PEIR would then be submitted to the Board for consideration. Should the Board approve the Port Master Plan, it would then be submitted to the Coastal Commission for certification. Pending certification, further actions required by Title 14, Section 13632(e) of the California Code of Regulations to make the amendment effective include the Board adopting the amendment as certified by the Coastal Commission and the Coastal Commission accepting the Board's action as being consistent with its certification.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval to distribute the Draft Port Master Plan to interested parties. This action is limited to initiating the public review process and does not constitute approval of the proposed update to the Port Master Plan. The Draft Port Master Plan is subject to compliance with all relevant provisions of the California Environmental Quality Act (CEQA) and a Draft Programmatic Environmental Impact Report (EIR) is currently underway and will have its own public review period and public hearing. Upon completion of the EIR, the Board will need to consider whether to approve the update to the Port Master Plan and certify the Final EIR in a future separate action. Accordingly, the Director of Environmental Management has determined that the proposed action is exempt from CEQA as an administrative activity in accordance with Article II, Section 2(f) of the Los Angeles City CEQA Guidelines.

ECONOMIC BENEFITS:

This Board action will have no direct employment effect.

FINANCIAL IMPACT:

This recommended Board action initiates the public notice and review process for the Draft Port Master Plan. This Board action does not approve the implementation of the Draft Port Master Plan. Adoption of the final Port Master Plan will be presented to the Board in a future separate action.

Approval of the recommendations set forth herein entails costs related to distributing, publishing, and holding a public hearing with respect to Draft Port Master Plan. In addition to Harbor Department staff time and resources spent on the proposed Draft Port Master Plan, funds for FY 2012/2013 in the amount of \$1,000 for distribution and publication of Draft Master Plan are budgeted in Center 0428, Account 52020, Program 000.

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CITY ATTORNEY:

This matter presents no legal issues at this time.

TRANSMITTALS:

1. Draft Port Master Plan
2. Notice of Completion

FIS Approval: KS (initials)
CA Approval: JAC (initials)


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