



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

Board of Harbor Commissioners

DATE: SEPTEMBER 7, 2011

FROM: PLANNING & ECONOMIC DEVELOPMENT DIVISION

SUBJECT: RESOLUTION NO. _____ – ISSUANCE OF A LEVEL I COASTAL DEVELOPMENT PERMIT (NO. 11-09) TO MILLENNIUM MARITIME, INC. FOR THE CONSTRUCTION OF A 2,400 SQUARE FOOT MATERIAL STORAGE BUILDING AT BERTH 301

SUMMARY:

Millennium Maritime, Inc. (MMI) is applying for a Coastal Development Permit (CDP) for the construction of a 2,400 square foot material storage building at Berth 301 to support its tugboat and barge operations. Staff is recommending the Board of Harbor Commissioners (Board) approve CDP No. 11-09, a Level I, non-appealable permit for the proposed project.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners:

1. Find that the proposed project is in conformity with the Port Master Plan and the California Coastal Act of 1976, as amended, and find that this project will have no significant adverse environmental impacts as provided in the California Environmental Quality Act;
2. Authorize the Executive Director to approve the issuance of Coastal Development Permit No. 11-09, consistent with Application for Discretionary Project No. 110630-081; and
3. Adopt Resolution No. _____.

DISCUSSION:

Background – MMI provides tugboat and barge services for shipping lines in San Pedro Bay. Their offices are located at 300 Water Street and they dock at Berth 301 (the former LAXT berth) under a non-exclusive berth assignment.

DATE: SEPTEMBER 7, 2011

PAGE 2 OF 3

SUBJECT: LEVEL I CDP NO. 11-09 TO MMI FOR CONSTRUCTION OF A 2,400 SQUARE FOOT BUILDING AT BERTH 301

On November 19, 2009, the Board approved a five year lease (Permit No. 882) to MMI for 111,416 square feet of wharf space, and 190,320 square feet of water area, but no backland at Berth 301. As part of MMI's relocation from 300 Water Street, the Board approved three modular buildings and associated utilities (CDP No. 10-02) to be located on the wharf at Berth 301 on March 18, 2010. Due to unexpected permitting delays for their utilities, MMI expects to occupy the buildings during the fourth quarter of 2011.

On June 30, 2011, MMI proposed to construct a 2,400 square foot corrugated steel material storage building at the northeast edge of the wharf at Berth 301 (Transmittal 1) and is the development proposal under CDP No. 11-09 (Transmittal 2). The building would be used primarily for maintenance and repair of tug and barge parts. Costs for the previously approved modular buildings and the proposed storage building are the responsibility of MMI.

Coastal Permit Requirements – The proposed project, located in Master Planning Area 8, is a Level I non-appealable project in accordance with the definitions set forth in the *Guidelines for Implementation of the Port of Los Angeles Certified Port Master Plan*. A Level I permit is one of three levels of permits that the Board can issue. Level I permits are issued for developments that involve minimal changes in land/water use, and minor changes in density and intensity of use.

The proposed project has been found to be consistent with the Port Master Plan as the development is an ancillary port use, which is an allowable use in all of the Master Planning Areas. The proposed project has been found to be consistent with Chapter 8 policies of the California Coastal Act of 1976, as amended. Specifically, the construction of a storage building is consistent with Section 30708 that requires port-related development to give highest priority to the use of existing land space within harbors for port purposes, including necessary support and access facilities.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval to issue a CDP for the construction of a 2,400 square foot materials storage building at Berth 301. As a minor structure accessory to an existing industrial facility, the Director of Environmental Management has determined that the proposed action is exempt from the California Environmental Quality Act (CEQA) under Article III, Class 11 (6) of the Los Angeles City CEQA Guidelines.

ECONOMIC BENEFITS:

This Board action will have minimal employment benefit (less than one direct job).

DATE: SEPTEMBER 7, 2011

PAGE 3 OF 3

SUBJECT: LEVEL I CDP NO. 11-09 TO MMI FOR CONSTRUCTION OF A 2,400
SQUARE FOOT BUILDING AT BERTH 301

FINANCIAL IMPACT:

Issuance of the proposed Level I, CDP to MMI will not have a financial impact upon the City of Los Angeles Harbor Department.

CITY ATTORNEY:

This matter presents no legal issues at this time.

TRANSMITTALS:

1. Site Location Map
2. CDP No.11-09

FIS Approval ef (initials)
CA Approval m (initials)


DAVID L. MATHEWSON
Director of Planning & Economic Development


KATHRYN McDERMOTT
Deputy Executive Director

APPROVED:


GERALDINE KNATZ, Ph.D.
Executive Director

Author: M. Cham
DM:mc
ADP No. 110630-081