

## LEVEL I COASTAL DEVELOPMENT PERMIT REPORT

**DATE: NOVEMBER 18, 2024**

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

**ISSUED: LEVEL I COASTAL DEVELOPMENT PERMIT NO. 24-05 TO THE PORT  
OF LOS ANGELES FOR BERTHS 208-209 CONTAINER FREIGHT  
STATION BUILDING DEMOLITION**

### BACKGROUND

In accordance with the approved Port of Los Angeles Master Plan (PMP), the Executive Director is designated with the authority to approve or deny applications for Level I Coastal Development Permits (CDP), but these CDPs only become effective when the permits are reported in writing to the Board of Harbor Commissioners (Board). No Board action is required. Additionally, the PMP provides that a Level I CDP that is being reported to the Board can be stayed if any two Board members so request. In this case, the CDP would be agendaized for the next regular Board meeting and would require Board action to be approved or denied.

### PERMIT ACTIONS

The Executive Director issued Level I CDP No. 24-05 on November 14, 2024.

CDP No. 24-05 Port of Los Angeles – Berths 208-209 Container Freight Station  
Building Demolition Project

The project location for the approved CDP is identified on the attached map (Transmittal 1).

### COASTAL PERMIT CONTEXT

Project Description – CDP No. 24-05 (Transmittal 2) allows the Port of Los Angeles (Port) to demolish the Container Freight Station (CFS) building located at Berths 208-209. The building is located at the former Matson terminal on Terminal Island, north of New Dock Street. The existing CFS building is vacant and physically deteriorated safety hazard. The

**SUBJECT: LEVEL I CDP REPORT**

proposed Project site encompasses approximately 9.5 acres and the demolition will be completed in two phases.

Phase 1 will include lead stabilization and asbestos abatement and removal, the demolition of the CFS building, removal of piping and other electrical and mechanical equipment, and the installation of 1,000 linear feet of fencing.

Phase 2 will include the demolition of the foundation, removal of piping and other electrical and mechanical equipment; the removal of railroad tracks; the removal of asphalt and concrete pavement; the removal and disposal of crushed miscellaneous base and chemically impacted soil; grading; the installation of an infiltration/biofiltration system; connecting the infiltration/biofiltration system to existing storm drain system; installation of trash capture devices in storm drain inlets; paving; and construction of concrete gutters and catch basins.

Coastal Development Permit Requirements – The proposed Project is a Level I non-appealable project in accordance with Section 6.4 of the PMP. In order 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 are generally understood to be natural and manmade resources along the coast. They include the ocean, beaches, public access, and biology within the coastal zone. Given the location of the CFS building is not waterside adjacent, there will be no effect on coastal resources.

The CFS building was a 124-bay steel transloading and sorting facility with a two-story-high roll-up door on the western end to accommodate container handling equipment entry and exit. The building is dock high on the southern end and grade level on the northern end to accommodate the movement of freight from containers to conventional tractor trailers. Each bay had a load leveler for accommodating freight movement in and out of containers.

Future use of this site includes chassis depot and repair operations with container and chassis storage. Therefore, there will only be a minimal change in the density or intensity of land use.

The proposed action is approval of CDP No. 24-05, which is an activity for which the underlying project has been previously assessed in the Addendum to the Chassis Depot and Repair Facilities at Berths 206-209 Final Initial Study/Negative Declaration (IS/ND) (SCH# 2019049132), which was considered by the Board on August 10, 2023. Therefore, the Director of Environmental Management has determined that the proposed action has been previously evaluated pursuant to the requirements of CEQA under Article II Section 2(i) of the Los Angeles City CEQA Guidelines.

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The proposed Project site is located in Planning Area 3 and designated for container, dry bulk, and break bulk. In 2020, 2021, and 2023 the Port issued leases to the Port Maintenance Group, Inc. for land adjacent to the CFS building for chassis storage. Future use of the site includes chassis depot and repair operations with container and chassis storage. As there is no change in use, the future use is consistent with the PMP land use designation.

The estimated project cost for the Phase 1 project scope of work located within the California Coastal Zone is \$6.4 million and is to be paid by the Port of Los Angeles.

TRANSMITTALS

1. Site Map
2. Coastal Development Permit No. 24-05

CA Approval: SO

*Erica M. Calhoun* for

EUGENE D. SEROKA  
Executive Director

MD *MK*

EDS:MD:MK/Planning & Strategy

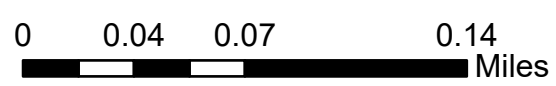
APP# 221021-178

# CDP 24-05 POLA Container Freight Station Building Demolition



CDP 24-05  
POLA Container Freight  
Station Building Demolition

Transmittal 1



Harbor Department  
Planning & Strategy Division  
Map Produced June 2024





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Karen Bass *Mayor, City of Los Angeles*  
Board of Harbor Commissioners  
Eugene D. Seroka *Executive Director*  
Lucille Roybal-Allard *President*  
Michael Muñoz *Commissioner*  
Edward R. Renwick *Commissioner*  
I. Lee Williams *Commissioner*

September 11, 2024

### COASTAL DEVELOPMENT PERMIT

1. Coastal Development Permit Number: **24-05**
2. Name/Address of Permittee: **Port of Los Angeles  
425 S. Palos Verdes St.  
San Pedro, CA 90731**
3. Permit Type: **Level I**  
Non-appealable  Appealable  Emergency
4. Development Location: **Berths 208 - 209**
5. Development Description:

**CDP No. 24-05 allows the Port of Los Angeles to demolish the vacant Container Freight Station Building at Berths 208-209 and associated work as outlined in APP No. 221021-178.**

6. The Executive Director has found that:

The proposed development conforms to the certified Port of Los Angeles Master Plan, as amended, and the California Coastal Act of 1976, as amended.

The proposed development is consistent with the project description listed on the Application for Port Permit No. 221021-178.

The proposed development complies with the requirements of the California Environmental Quality Act.

7. This permit is issued subject to the following standard conditions imposed pursuant to the certified Port of Los Angeles Master Plan, as amended, and the California Coastal Act of 1976, as amended:
- a) No property rights, either in real estate or material, or any exclusive privileges are granted, and the permit does not authorize any injury to private property or invasion of private rights, or any infringement of federal, state or local laws or regulations.
  - b) Final working drawings shall have been submitted to the Chief Harbor Engineer for review and approval, and a Harbor Engineering Permit issued prior to commencement of any portion of the development.
  - c) All construction and operations shall occur in accordance with the approved plans.
  - d) This permit is issued subject to the applicant obtaining all other approvals and/or permits required by applicable law from agencies having jurisdiction over any aspect of the development. Construction shall not commence until such approvals and permits have been obtained.
  - e) Any person who has obtained a permit for development may assign such permit to another person subject to the following conditions outlined in Section 6.8.6 of the Port of Los Angeles Master Plan.
  - f) The permit shall not become effective until the issuance is reported to the Board of Harbor Commissioners and the original and two signed copies of the permit have been returned to the Los Angeles Harbor Department, upon which all permittee(s) or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted the contents.
  - g) Work must commence within two (2) years from the date of the executed coastal development permit, unless otherwise specified. If construction has not commenced, this permit will expire two (2) years from the date of the executed permit. Any extension of time of said commencement date must be applied for prior to expiration of the permit.
  - h) Issuance of this coastal development permit does not change the obligation of the applicant to meet all other time requirements in any other permits or agreements granted by the City of Los Angeles.

Issued by:

*for* Michael D. Bernards  
EUGENE D. SEROKA  
Executive Director

11/14/2024  
DATE

**ACKNOWLEDGMENTS**

I, Chris Brown, (please print) permittee/agent, hereby acknowledge receipt of Coastal Development Permit No. 24-05, and that I understand and have accepted its contents and conditions.

James C. Brown  
JAMES C. BROWN, P.E.  
Chief Harbor Engineer

Sep 16, 2024  
DATE

EDS:rp

APP No. 221021-178