



Executive Director's

Report to the

Board of Harbor Commissioners

DATE: MARCH 2, 2021

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - APPROVE REVOCABLE PERMIT NO. 20-21 WITH LITTLE ITALY OF LOS ANGELES ASSOCIATION

SUMMARY:

Staff requests approval of Revocable Permit (RP) No. 20-21 with non-profit Little Italy of Los Angeles Association (Little Italy) for the use of a City of Los Angeles Harbor Department (Harbor Department) property consisting of a 160 square foot (s.f.) parking lot space located at Miner and 22nd Streets in San Pedro. Little Italy will be utilizing the site to house a container to store materials such as tents, tables, and chairs that are used at the weekly Little Italy Farmers Market at Pepper Tree Plaza in San Pedro. Little Italy directly improves the aesthetic appearance of the LA Waterfront through its promotion of a central gathering location adjacent to the Town Square development that highlight the lives, language, culture, and stories of Italians and Italian Americans in Los Angeles.

The current market value of the 160 s.f. premises is estimated at \$60.00 per month (\$720.00 per year) based on \$45.00/s.f. Given the greater benefits received by the Harbor Department from the services provided by Little Italy, which are aligned with visitor-attraction objectives for the LA Waterfront, staff requests waiving the monthly rent. Little Italy will be financially responsible for all costs, including maintenance of the storage container and premises. Pursuant to the Harbor Department's Leasing Policy, the Board of Harbor Commissioners (Board) is required to approve the no-rent RP.

RECOMMENDATION:

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

1. Find that the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III, Class 1(14) of the Los Angeles City CEQA Guidelines;
2. Find that the proposed action is the best interest of the City of Los Angeles Harbor Department based on the value of services delivered to the community exceeding the market rental value of the property, and the rent that would be due and owed imposes an understandable hardship;
3. Approve Revocable Permit No. 20-21 with Little Italy of Los Angeles Association;
4. Authorize the Executive Director to execute and the Board Secretary to attest to Revocable Permit No. 20-21; and
5. Adopt Resolution No. _____.

SUBJECT: REVOCABLE PERMIT NO. 20-21 WITH LITTLE ITALY

DISCUSSION:

Background – Little Italy manages a central gathering spot that highlights the lives, language, culture, and stories of Italians and Italian-Americans. The Little Italy District was established in the San Pedro downtown area in order to welcome San Pedro residents and visitors to experience the rich Italian culture through hospitality, shopping, and cultural events. The waterfront community of San Pedro is home to the largest remaining enclave of Italian Americans in Los Angeles, with a history that dates back to over a century.

The vacant parking lot space located on Miner and 22nd Streets (Transmittal 1) is of minimal utility to the Harbor Department and local tenants due to its small size, limited access, and lack of utilities. Rent from the proposed RP premises (160 s.f.), at current market levels, is estimated at \$60.00 per month (\$720.00 per year). Given the benefits received by the Harbor Department through promotion by Little Italy of the LA Waterfront and the adjacent Downtown San Pedro area, staff recommends waving rent for this use.

Summary of Significant Permit Terms

Effective Date – The month-to-month RP (Transmittal 2) will be effective upon execution by the Executive Director and revocable upon 30 days' written notice.

Premises – The premises for the RP is comprised of 160 square feet of vacant Harbor Department parking lot space located on Miner Street and 22nd Street in San Pedro. Tenant is responsible for site maintenance and upkeep.

Compensation – No-rent RP for benefits provided to the Harbor Department through promotion of the LA Waterfront and adjacent attractions.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of RP No. 20-21 with Little Italy for use of a Harbor Department property located at Miner and 22nd Street in San Pedro for the storage of materials within a cargo container, which is an activity involving the issuance of any permit to use an existing facility involving negligible or no expansion of use. 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(14) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed RP No. 20-21 would enable Little Italy to occupy an unused 160 s.f. parking lot space located at Miner and 22nd Streets in San Pedro on a rent-free basis. At a market value of \$45 per s.f., the Harbor Department would forego rent of approximately \$60 per month or \$720 per year. Staff anticipates that utilizing the space to store materials needed to host the Little Italy Farmers Market will yield promotional benefits and further activate the Little Italy District in San Pedro.

Little Italy will be financially responsible for all costs, including maintenance of the storage container and premises.

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CITY ATTORNEY:

Revocable Permit No. 20-21 has been reviewed and approved as to form and legality by the Office of the City Attorney.

TRANSMITTALS:

1. Site Map
2. Revocable Permit No. 20-21

FIS Approval: MB
CA Approval: JS

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APPROVED:

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