



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

Board of Harbor Commissioners

**DATE: JUNE 1, 2026**

**FROM: PLANNING AND STRATEGY**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ – ADOPTION OF PORT MASTER PLAN AMENDMENT NO. 30 TO ADD THE MARITIME SUPPORT USE TO ONE LOCATION IN PLANNING AREA 2**

**SUMMARY:**

Staff requests that the Los Angeles Board of Harbor Commissioners (Board) consider all comments held at the February 12, 2026 public hearing for a proposed Port Master Plan (PMP) Amendment No. 30 (Amendment), adopt the Amendment, and authorize the Executive Director to submit the Amendment to the California Coastal Commission (Coastal Commission) for certification. The Amendment would modify the PMP Planning Area 2 – West Basin/Wilmington land use map by changing the land use designation for 16.2 acres of the hillside property north of John S. Gibson Boulevard (“JSG hillside”) from Open Space to Maritime Support. This property was found to be surplus property and was sold by the City of Los Angeles Harbor Department (Harbor Department) with a covenant of sale permitting development consistent with maritime support uses.

AIGGRE San Pedro Industrial Owner LLC (AIGGRE) proposes developing Port-adjacent hilltop property and the JSG hillside for the John S. Gibson Truck and Chassis Parking Lot Project (Project). The Project would be built on the flat land at the top of the hillside and a roadway would be built connecting the hilltop with John S. Gibson Boulevard. Before a Coastal Development Permit can be issued, the PMP must be amended to designate the JSG hillside for Maritime Support uses.

SUBJECT: ADOPTION OF PORT MASTER PLAN AMENDMENT NO. 30 TO ADD THE MARITIME SUPPORT TO ONE LOCATION IN PLANNING AREA 2

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Find that the Director of Environmental Management has determined that the proposed action has been previously evaluated pursuant to the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(i) of the Los Angeles City CEQA Guidelines.
2. Adopt Port Master Plan Amendment No. 30;
3. Authorize the Executive Director to submit Port Master Plan Amendment No. 30 to the California Coastal Commission for Certification; and
4. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Background/Context – The PMP establishes policies and procedures to direct the future development of the Port of Los Angeles (Port) and was originally certified by the Coastal Commission in 1980 in conformance with the policies of the California Coastal Act. Since then, 29 amendments to the Port Master Plan have been drafted and 22 have been approved by the Coastal Commission, including Amendment No. 28, the comprehensive PMP update in 2014 that changed how land uses were designated. Prior to Amendment No. 28, the Port was divided into ten planning areas and the set of allowable land uses for a piece of property was defined by the planning area it was in. In the 2014 update, Planning staff assigned each piece of property in the Port its own land use.

The JSG hillside consists of three assessor parcels (APN 7440016002, APN 744001603, and APN 7412024007). These parcels are largely undeveloped and are covered with native coastal scrub vegetation. The JSG hillside has up to a 50-degree slope in places and is isolated from neighboring Port properties by the John S. Gibson Boulevard. Because this isolated land was unbuildable and unusable for development by the Harbor Department, Planning Division staff preparing the 2014 PMP update determined that Open Space was the only appropriate land use to assign to the JSG hillside, which lies within Planning Area 2 of the PMP (Transmittal 1). The PMP identified this property as an open area reserved for environmental protection of the existing native coastal scrub habitat. It was not reserved as open space for the general public and it had no hiking trails or other public amenities.

**SUBJECT: ADOPTION OF PORT MASTER PLAN AMENDMENT NO. 30 TO ADD THE MARITIME SUPPORT TO ONE LOCATION IN PLANNING AREA 2**

Auction of the JSG Hillside – On November 10, 2015, the Board declared the JSG hillside to be surplus property. On October 24, 2016, the Board approved the sale of the JSG hillside by oral bid auction. The sale included a covenant that the property be restricted to State Tidelands Trust uses and the unbuildable areas of the property be preserved as “open space” for native species or habitat areas. Escrow closed on September 17, 2017, and as of that date the JSG hillside property was no longer Harbor Department property. However, the property still remained within the Harbor Department’s PMP and its Coastal Development Permit (CDP) jurisdiction.

Proposed Project – The JSG hillside property was resold after auction and is now owned by AIGGRE. AIGGRE also purchased an adjacent isolated property (APN 7440016001) formerly owned by Caltrans which sits outside the PMP boundary. AIGGRE proposes to develop the combined APN 7440016001, APN 7440016002, and APN 7440016003 parcels to construct a new truck and container parking lot to provide additional storage of containers on chassis for trucks operating within the Port. The proposed Project would include the installation of a fully paved, striped, and fenced approximately 393-stall container parking lot to be used for parking of trucks and shipping containers on chassis, as well as an extensive planted landscape area. The proposed Project would also include retaining walls up to approximately 30 feet in height and fill slopes up to 45 feet in height. A driveway would be constructed through the JSG hillside to connect the hilltop parking lot with John S. Gibson Boulevard. The hillside would then be landscaped with 316,373 square feet of drought-resistant California native landscaping. This proposed Project is consistent with the covenant of sale approved by the Board when it approved the auction of its surplus property for private development.

The proposed Project lies within the California Coastal Zone and requires CDPs from the City of Los Angeles and the Coastal Commission for APN 7440016001 and from the Harbor Department for APN 7440016002 and APN 7440016003. The Harbor Department cannot currently issue a CDP for the property within its PMP boundary because the proposed Project is inconsistent with the existing Open Space land use designation. Coastal Commission staff have recommended that the Harbor Department retain its CDP jurisdiction over the Project area inside PMP boundary and amend the PMP to change the designated land use from Open Space to one that would allow the issuance of a future CDP for this (or any similar) project.

Proposed Amendment –The proposed PMP Amendment would result in changes to the Planning Area 2 land use map and the Planning Area 2 land use acreage table (Transmittal 2). The Planning Area 2 map would be changed to replace the Open Space land use for 16 acres (APN 7440016002 and APN 7440016003) with the Maritime Support land use. The Maritime Support use is designated for “water-dependent and non-water-dependent operations necessary to support cargo handling and other maritime activities.” The proposed Project would be consistent with a Maritime Support land use and a CDP could be issued for the Project. The Planning Area 2 land use acreage table would be

**SUBJECT: ADOPTION OF PORT MASTER PLAN AMENDMENT NO. 30 TO ADD THE MARITIME SUPPORT TO ONE LOCATION IN PLANNING AREA 2**

changed to reduce the acreage identified as Open Space in Planning Area 2 from 76 acres to 60 acres and increase the acreage identified as Maritime Support from 17 acres to 33 acres. However, the visual character and habitat of the JSG hillside will remain similar to current existing conditions due to the proposed Project's landscaping of the unbuildable hillside land as open space with seven acres of drought-resistant California native plants.

Amendment Processes – The Harbor Department issued a Notice of Completion on January 13, 2026 (Transmittal 3). Pursuant to Section 30712 of the Coastal Act, the public hearing on the proposed Amendment must be held no earlier than 30 days and no later than 90 days from the date the Notice of Completion is published, and the public hearing was held on February 12, 2026. Following the public hearing, the Board may adopt, amend based on public comments, or deny the Amendment. If adopted, the Board would also authorize the Executive Director to submit the Amendment 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. The California Coastal Act also allows the Executive Director of the Coastal Commission to approve *de minimis* amendments through a faster process at his or her discretion.

**ENVIRONMENTAL ASSESSMENT:**

This action is dependent on the approval of the Final EIR for the proposed Project. Should the Board certify the Final Environmental Impact Report for the John S. Gibson Boulevard Truck and Chassis Parking Lot Project (State Clearinghouse No. 2023100743), adopting the PMP Amendment would be an activity for which the underlying project has been previously assessed. 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.

**FINANCIAL IMPACT:**

The public hearing and adoption of the proposed amendment to the Port Master Plan is a procedural process necessary to allow the Port to issue a Coastal Development Permit for this location. Costs related to distributing, publishing, and holding a public hearing for Port Master Plan amendments and Coastal Development permits are part of the Planning and Strategy Division's budget. FY 2026 funding in the amount of \$3,000 was budgeted within Account 521005 (Publications & Notices), Division 43010 (Planning & Strategy) for distribution and publication of amendments. FY 2026 funding in the amount of \$1,332 is available for the proposed amendment.

SUBJECT: ADOPTION OF PORT MASTER PLAN AMENDMENT NO. 30 TO ADD THE MARITIME SUPPORT TO ONE LOCATION IN PLANNING AREA 2

**CITY ATTORNEY:**

Should the California Environmental Quality Act responsibilities discussed herein have been satisfied, the Board of Harbor Commissioners may in its discretion adopt the Port Master Plan Amendment.

**TRANSMITTALS:**

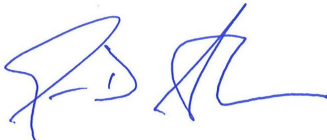
1. PMP Planning Area 2 Map
2. Proposed PMP Amendment
3. Public Notice of Completion

FIS Approval: JS (initials)  
CA Approval: SO (initials)

*Michael Keenan*  
MICHAEL KEENAN  
Director of Planning and Strategy

*Michael DiBernardo*  
MICHAEL DiBERNARDO  
Deputy Executive Director

APPROVED:



EUGENE D. SEROKA  
Executive Director

Author: M. Keenan