



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

“FOR INFORMATION ONLY”

DATE: OCTOBER 28, 2020

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

**SUBJECT: EMERGENCY WORK TO DEMOLISH THE MAIN BUILDING AT BERTH
44**

SUMMARY

The Executive Director has issued an emergency Level I Coastal Development Permit (CDP) No. 20-07 to the Port of Los Angeles for the demolition of the Main Building at Berth 44 due to the imminent risks to human health and safety caused by a sinkhole that has caused the partial collapse of the floor of this building.

DISCUSSION

Nature of the Emergency – A sinkhole has developed beneath the main building of the former San Pedro Boatworks at Berth 44. The location is identified on the attached map (Transmittal 1). This sinkhole has caused a partial collapse of the floor of the main building and threatens to cause further collapse of the structure, as can be seen in the attached photos (Transmittal 2). The sinkhole poses an imminent risk to human health and safety, as a growing void below the building's foundations compromises the structural integrity of the building and could result in a collapse at any time.

Context – The main building at Berth 44 is part of the former San Pedro Boatworks and has been vacant for 18 years. The building was constructed in stages between 1943 and 1947, and it has a shallow foundation built on top of soil. This sinkhole appears to be the result of years of tidal action; the ebb and flow of the tide permeated the rock dike and gradually removed fine soil underneath the building, eventually creating a significant void. Sinkholes often go undetected under a concrete slab until a collapse occurs. Similar sinkholes have occurred elsewhere in the Port adjacent to older seawalls or rock dikes. Current seawall and dike designs include fabric barriers which reduce the loss of soil to tidal action.

DATE: OCTOBER 28, 2020

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SUBJECT: DEMOLITION OF MAIN BUILDING AT BERTH 44

Project Description – The Engineering Division recommends demolishing the building to eliminate the risk it currently presents. After demolition, the floor slab will be removed to expose the extent of the sinkhole void; if the void extends beyond the footprint of the building, then surrounding pavement will also be removed until the full extent of the void is determined. The void will then be filled with cementitious slurry to protect against future erosion of soil.

Coastal Development Permit Requirements – On October 23, 2020, the Executive Director issued an emergency Level I CDP to allow the Engineering Division to demolish the Main Building at Berth 44 as soon as possible (Transmittal 3). As this project does not result in a greater scope of development than that which occurred prior to the emergency, this development is consistent with the PMP and the Coastal Act. The Environmental Management Division prepared a Notice of Exemption under the California Environmental Quality Act (CEQA) on October 7, 2020.

Pursuant to the PMP Section 6.12, Permits for Emergency Work, the decision to issue an emergency permit is solely at the discretion of the Executive Director and this decision may not be appealed to the Coastal Commission. This informational item complies with Section 6.12.2, which states that the Executive Director shall report in writing to the Board of Harbor Commissioners at the next Board Meeting the emergency permits applied for or issued, with a description of the nature of the emergency and the work involved.

The estimated cost of the project is \$500,000 and Harbor Department funds will be used for the demolition project.



EUGENE SEROKA
Executive Director

Attachments:

Transmittal 1: Site Location Map

Transmittal 2: Sinkhole Pictures

Transmittal 3: CDP No. 20-07

MD MK
MD:MK:rp

APP No. 201001-156

Coastal Development Permit No. 20-07

**Port of Los Angeles
Berth 44
Emergency Demolition**



Transmittal 1



Harbor Department

ITD-GIS • 10/6/2020



**CDP No. 20-07 POLA Emergency Demolition Main Building
Berth 44**



Exterior – North Side, Lumber Shed



Interior – Sink Hole, Seawall Visible



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Executive Director

October 13, 2020

COASTAL DEVELOPMENT PERMIT

- 1. Coastal Development Permit Number: **20-07**
- 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 X
- 4. Development Location: **Berth 44
Former San Pedro Boatworks
San Pedro, CA 90731**

5. Development Description:
Emergency demolition of the main building at Berth 44 due to a sink hole under the building as outlined in APP No. 201001-156.

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. 201001-156.

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

Transmittal 3

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:



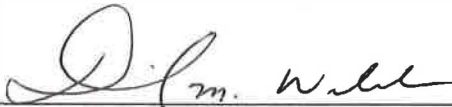
EUGENE D. SEROKA
Executive Director

10-23-2020

DATE

ACKNOWLEDGMENTS

I, David M. Walsh, permittee/agent, hereby acknowledge receipt
(please print)
of Coastal Development Permit No. 20-07, and that I understand and have accepted its
contents and conditions.



SIGNATURE

10-22-20

DATE

EDS:rp

APP No. 201001-156