



**THE PORT  
OF LOS ANGELES**

Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: AUGUST 4, 2011**

**FROM: PLANNING & ECONOMIC DEVELOPMENT DIVISION**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - ISSUANCE OF A LEVEL III COASTAL DEVELOPMENT PERMIT (NO. 11-08) TO THE CITY OF LOS ANGELES HARBOR DEPARTMENT FOR THE CONSTRUCTION OF THE SAN PEDRO WATERFRONT DOWNTOWN HARBOR PROJECT**

**SUMMARY:**

The City of Los Angeles Harbor Department (Harbor Department) is applying for a Coastal Development Permit (CDP) for the construction of the San Pedro Waterfront Downtown Harbor Project. The project includes the following principal elements: the Downtown Harbor and 7<sup>th</sup> Street Harbor basins, docks within the new basins, a waterfront promenade, a museum for the Ralph J. Scott fireboat, a public plaza with a water feature, roadway and access enhancements, parking, landscaping, lighting, signage, and associated utilities. The Downtown Harbor Project is an element of the overall San Pedro Waterfront Project. Staff is recommending that the Board of Harbor Commissioners (Board) approve CDP No. 11-08, a Level III non-appealable CDP for the proposed project.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Hold a public hearing for the proposed Level III Coastal Development Permit No. 11-08;
2. Find that the proposed project is consistent with the Port Master Plan and the California Coastal Act of 1976, as amended; and find that the assessment of environmental impacts for this project was performed as part of the San Pedro Waterfront EIR/EIS, which was certified with overriding considerations by the Board of Harbor Commissioners on September 30, 2009;
3. Authorize the Executive Director to approve the issuance of Coastal Development Permit No. 11-08, consistent with Application for Discretionary Project No. 041122-208; and
4. Adopt Resolution No. \_\_\_\_\_.

SUBJECT: LEVEL III CDP NO. 11-08 TO LAHD FOR THE CONSTRUCTION OF THE SAN PEDRO WATERFRONT DOWNTOWN HARBOR PROJECT

**DISCUSSION:**

Background – The Harbor Department is applying for a CDP for the development of the Downtown Harbor Project, an element of the San Pedro Waterfront Project. The proposed Downtown Harbor Project reflects extensive community input through public workshops. It includes the Downtown Harbor and 7<sup>th</sup> Street Harbor basins, docks within the new basins, a waterfront promenade, a museum for the Ralph J. Scott fireboat, a public plaza with a water feature, roadway and access enhancements, parking, landscaping, lighting, signage, and associated utilities.

The Downtown Harbor will consist of a 1.5-acre water basin located at Berth 85 immediately north of the existing Maritime Museum. The new harbor basin will accommodate tugboats, Port Police vessels, and tall ships. Approximately 101,000 cubic yards of material will be removed to create the new harbor basin. The 7<sup>th</sup> Street Harbor will be approximately 0.32 acres, and will accommodate visiting recreational boaters and tall ships. Approximately 45,000 cubic yards of material will be removed to create the new 7<sup>th</sup> Street harbor basin.

The Downtown Harbor Water Cut will be constructed between December 2011 and March 2013 at a total estimated cost of \$15 million. The Downtown Harbor Landside Improvements, which includes the construction of the Ralph J. Scott Fireboat Museum, is scheduled for construction between March 2013 and March 2015 with an estimated cost of \$21 million. The 7<sup>th</sup> Street Harbor and Pier is scheduled for construction between May 2014 and May 2016 with an estimated cost of approximately \$30 million. Construction for the Downtown Harbor Project is in the Port's 10-year Capital Improvement Program.

These Downtown Harbor Project elements were included in the San Pedro Waterfront Project Environmental Impact Report (EIR) approved by the Board on September 29, 2009. Board approval of CDP No. 11-08 will allow the Downtown Harbor Project to proceed. Remaining elements of the San Pedro Waterfront Project will be addressed in subsequent CDPs.

Coastal Permit Requirements – The proposed project, which is located in both Master Planning Areas 2 and 3, is a Level III, 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 III permit is one of three levels of permits that the Board can issue. Level III permits are required for projects that pose potential significant changes in the density and intensity of land and/or water use, or developments that have potential significant environmental impacts.

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The proposed project has been found to be consistent with the Port Master Plan as the proposed development will provide for port-related development. 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 the Downtown Harbors is consistent with Section 30708 in that the project provides for the use of existing harbor area for port-related development, including recreational uses.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is the issuance of Coastal Development Permit No. 11-08 for the construction of the San Pedro Waterfront Downtown Harbor Project. The San Pedro Waterfront Downtown Harbor Project was assessed under the San Pedro Waterfront Project EIS/EIR (ADP No. 041122-208; SCH No. 2005061041), which was certified by the Board of Harbor Commissioners on September 30, 2009. As the proposed activity has been previously assessed, the Director of Environmental Management has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(i) of the Los Angeles City CEQA Guidelines.

**ECONOMIC BENEFITS:**

Construction of the waterside elements of the San Pedro Waterfront Downtown Harbor Project will support the equivalent of 143 direct and 120 secondary (indirect and induced) one-year full-time jobs in the five-county region.

**FINANCIAL IMPACT:**

Approval of the proposed CDP is not expected to have a financial impact upon the Harbor Department. However, the construction of the proposed improvements identified in this Board item, as an element of the San Pedro Waterfront Project is estimated to cost the Harbor Department \$66 million, not including the \$4.4 million cost for the design of this project. Ongoing operating and maintenance costs associated with the San Pedro Waterfront Project subsequent to completion, including the elements

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proposed in this Board item, will be borne by the Harbor Department. This Board action does not authorize the funding for the construction of the project elements discussed herein but only approves the CDP. In a separate future Board action, detailed construction costs associated with the San Pedro Waterfront Project and its elements along with estimated operating and maintenance costs will be presented to the Board for consideration.

**CITY ATTORNEY:**

This action raises no legal issues at this time.

**TRANSMITTALS:**

1. Site Location Map
2. Project Drawing
3. CDP No. 11-08
4. Public Notice



DAVID L. MATHEWSON  
Director of Planning & Economic Development

FIS Approval <sup>MP</sup> (Initials)  
CA Approval <sup>MP</sup> (Initials)



KATHRYN McDERMOTT  
Deputy Executive Director

APPROVED:



GERALDINE KNATZ, Ph.D.  
Executive Director

Author: R. Mills  
DM:rm  
ADP No. 041122-208