

Appendix G

Tenant and Development History of the Site

Table G-1. Summary of Tenant History on the Subject Parcels

Date	Berth Number and/or Address	Tenant
1921	Berth 36	Union Lumber Company
	Berth 37-40	Charles R. McCormick & Co.
	Berth 42	Philip R. Park Inc.
1950	Berth 37-40	US Naval Supply Depot
	Berth 41	US Gov't Occupancy
	Berth 42	Philip R. Park Inc.
	Berth 44	San Pedro Boat Works
1958	Berth 37-40	US Navy Fuel Wharf
	Berth 41	Hanchette Boat Shop
	Berth 41A	Harbor Sailmakers Michaud George Co.
	Berth 42	Park Philip R. Inc.
	Berth 44	POSAMI Inc. San Pedro Boat
1963	Berth 37	Residence
	Berth 41	Harbor Sailmakers Shelter Point Yachting Services Inc. Cabrillo Boat Shop Residence Sanitation District
	Berth 42	Residence Park Philip R. Inc.
	Berth 43	Five residences Holiday Marinas, Inc.
	Berth 44	San Pedro Boat Works

1968	Berth 37	Murphy Marine Salvage
	Berth 41	Harbor Sailmakers
		Shelter Point Yachting Services Inc.
		Cabrillo Boat Shop
		Four residences
Berth 42	Carlotta Apartments	
		Park Philip R, Inc.
	Berth 43	Two residences
	Berth 44	San Pedro Boat Works
1969	Berth 37-40	US Navy Fuel Wharf
	Berth 41	Fleitz Brothers
1973	Berth 37	United Constructors
		Murphy Pac Marine Salvage Co.
	Berth 41	Two residences
		Cabrillo Boat Shop & Yacht Basin Inc.
		Shelter Point Yachting Service, Inc.
		Harbor Sailmakers
	Berth 41A	Residence
	Berth 42	Five residences
Berth 43	Barnhill Brooks Yacht Sales	
	Three residences	
		Holiday Marinas Inc.
	Berth 44	San Pedro Boat Works
		Service Oceanic Systems Inc.
1978	Berth 41	Eight residences
		Cabrillo Boat Shop & Yacht Basin Inc.
		Shelter Point Yachting Service Inc.
		Harbor Sailmakers
	Berth 41A	Residence
	Berth 42	Six residences
	Berth 43	Holiday Marinas Inc.
Residence		
	Berth 44	Crate Originals
		San Pedro Boat Works
1983	Berth 36	Melson Charter Service
	Berth 41	14 residences

Date	Berth Number and/or Address	Tenant
		Cabrillo Boat Shop & Yacht Basin Inc. Shelter Point Yachting Service Inc.
	Berth 41A	Residence
	Berth 42	Three residences
	Berth 43	Five residences
		Holiday Marinas Inc.
	Berth 44	San Pedro Boat Works
1987	Berth 36	See Ray Charters
	Berth 41	Nine residences Kelly Marine Cabrillo Boat Shop & Yacht Basin Inc. Dair Sails Shelter Point Yachting Service Inc.
	Berth 41A	Four residences
	Berth 42	Residence Fabian Mike
	Berth 43	Residence Holiday Marinas Inc.
	Berth 44	Deep Sea Marine San Pedro Boat Works
1991	Berth 41	Seven residences Kelly Marine
	Berth 41A	Three residences
	Berth 42	Five residences
	Berth 44	Anchor Asbestos SDE Insulation & Deck

1996	Berth 41	Four residences Shelter Point Yachting
	Berth 42	Three residences
	Berth 43	Holiday Harbor Shops
	Berth 44	Anchor Asbestos SDE Insulation & Deck San Pedro Boat Works
	Current	Berth 37-40
	Berth 41	Cabrillo Boat Shop ReHolland Enterprises Fleitz Brothers Marina (2500 Miner Street)
	Berth 41A	Shelter Point Boatyard Dair Sails Covers
	Berth 43	Holiday Marinas Inc. (2800 Miner Street)
	Berth 44	San Pedro Boat Works Fire Station #110, Fire Boat No. 5 (2945 Miner Street)
	111 East 22 nd Street	Crescent Warehouse #6
	200 West 22 nd Street	Vacant ²
	2309 Adams Drive	Unknown ³
	2335 Adams Drive	Unknown ³
	2945 Miner Street	LA Fire Dept/LA County Beaches

Notes:¹Former Navy Fuel Wharf²Former Unocal Pump Station³No tenant records found in POLA Property Management Division. Parcel may be a sub-lease.

Source: EDR, City Directory, 1998.

Table G-2. Summary of Development History for the Subject Parcels

Site	Berth Number/ Address	Document	Date	Description
1A	200 W. 22 nd Street	Aerial Photograph Spence D1232	1928	Seawater from the channel covers the parcel.
		Aerial Photograph Spence D683	1930	The parcel appears to be filled with soil and remains vacant.
		Aerial Photograph Spence D1448	1953	Two warehouse-like structures appear on the southeastern portion of the parcel
		Building Permit SP19001	1958	Constructed a 2224' x 6' retaining wall. Owner: Union Oil Company.
		Building Permit SP19127	1958	Constructed a 20' x 30'-8" concrete control house. Owner: Union Oil Company
		Building Permit SP19128	1958	Constructed a 9'-8" x 2'-6" concrete sump. Owner: Union Oil Company.
		Building Permit SP19125	1958	Constructed a 22'-8" x 24' fire pump house. Owner: Union Oil Company.
		Building Permit SP19126	1958	Constructed a 16'-8" x 21'-4" concrete foamite storage structure. Owner: Union Oil Company.
		Building Permit SP12129	1958	Constructed a 24'-3" x 10'-2" concrete boiler foundation. Owner: Union Oil Company.
		Building Permit SP19130	1958	Constructed a 30' x 60' main pump foundation.
		Aerial Photograph Spence D3035	1966	Six large aboveground storage tanks (ASTs) occupy the western portion, and two warehouse-like structures occupy the southeastern portion of the parcel.
		Aerial Photograph EDR 247290-9	1968	A seventh tank is added on the northern portion of the parcel.
		Sanborn Map	1969	Occupied by Union Oil Company Harbor Pumping Station. Five 175,000-barrel tanks enclosed by a 7' fence.
		Building Permit 46255	1971	Constructed an oil storage tank foundation 56' high by 196' diameter. Owner: Union Oil Company.
		Aerial Photograph Brewster L-624	1979	A total of nine large ASTs occupy nearly the entire parcel. A building is located on the southern portion of the parcel.
Aerial Photograph Brewster LAC-4	1986	The parcel appears to remain the same as depicted in the 1979 photo.		
Aerial Photograph Brewster L-4	1993	All structures have been removed from the parcel.		

2A	Property northwest of W. 22 nd Street/ Miner Street	Sanborn Map	1921	Occupied by Union Lumber Company. Operations appear to have included receiving and transporting lumber from the wharf to rail transport.
		Sanborn Map	1950	Occupied by Warehouses No. 5 and 6 to the north and 5A and 5B to the south.
		Aerial Photograph EDR 247290-9	1968	The southern portion of the parcel is vacant. Two large warehouse-like structures are located to the north.
		Sanborn Map	1969	Warehouses No. 5 and 6 have been relabeled to No. 105 and 106. Warehouses 5A and 5B have been removed.
		Aerial Photograph Brewster L-624	1979	The parcel remains the same as depicted in the 1968 photo.
		Aerial Photograph Brewster LAC-4	1986	A parking lot area has been constructed on the southern portion of the parcel. The parcel appears the same as today.
		Aerial Photograph Brewster L-4	1993	The parcel appears to remain the same as depicted in the 1986 photo.
2	Property southwest of W. 22 nd and Miner St.	Sanborn Map	1921	Occupied by Union Lumber Company. Operations appear to have included receiving and transporting lumber from the wharf to rail transport.
		Sanborn Map	1950	Occupied by the Harbor Department of City of Los Angeles. One restaurant existed (Building 19206).
		Aerial Photograph Spence D3035	1958	Parcel appears vacant.
		Aerial Photograph Brewster L-624	1979	Parcel is paved and appears to be used as a storage area. Parcel appears the same as today.
		Aerial Photograph Brewster LAC-4	1986	Parcel appears to be used as a parking and storage lot.
		Aerial Photograph Brewster L-4	1993	The parcel appears to remain the same as the 1986 photo.
111 E. 22 nd St.	Sanborn Map	1921	Occupied by lumber transport operations.	
	Aerial Photograph Spence D683	1930	The parcel appears vacant.	
	Aerial Photograph Spence D1037	1936	Site features remain the same as those depicted in the 1930 photo.	
	Sanborn Map	1950	Occupied by supply warehouse No. 4. Warehouse has wood posts and concrete floors.	
	Aerial Photograph Spence D1448	1953	A large warehouse appears on the parcel.	
	Building Permit LA55194	1956	Constructed a one-story 100' x 741' general cargo storage structure. Owner: Los Angeles Harbor Department.	
	Aerial Photograph	1958	The parcel remains the same as depicted in the 1953 photo.	

Site	Berth Number/ Address	Document	Date	Description
		Spence D3035		
		Building Permit SP39649	1968	Installed bulk sacking plant, consisting of undertrack conveyor, elevator, holding bins, and bagging machinery. Owner: Crescent Wharf and Warehouse.
		Aerial Photograph EDR 247290-9	1968	The parcel remains the same as the 1958 photo.
		Building Permit SP41436	1968	Renovated a one-story 100' x 741' cargo storage structure. Owner: Los Angeles Harbor Department.
		Building Permit SP43447	1969	Constructed a one-story 6' x 6' guardhouse. Owner: Port of Los Angeles.
		Aerial Photograph Brewster L-624	1979	The structure appears the same as today.
		Aerial Photograph Brewster LAC-4	1986	The parcel remains the same as depicted in the 1979 photo.
		Aerial Photograph Brewster L-4	1993	The parcel remains the same as depicted in the 1986 photo.
Berths 37 to 40		Sanborn Map	1921	Occupied by Chas R. McCormick & Co. Operations appear to have included receiving and transporting lumber from the wharf to rail transport. A 50-barrel oil tank was located on the northern portion of the property.
		Aerial Photograph Spence D1232	1928	A wharf-like structure with stacks of what appear to be lumber is evident. Boats are docked at the structure.
		Aerial Photograph Spence D683	1930	The wharf appears more distinguishable.
		Aerial Photograph Spence 1037	1936	The parcel appears to remain the same as 1930.
		Sanborn Map	1950	Occupied by the US Naval Supply Depot and Harbor Department City of Los Angeles. A machine shop and pump house were located at Berths 38 and 39, respectively. A drum storage area was located between Berths 38 and 39.
		Aerial Photograph Spence D3035	1958	Several ASTs appear on the southern portion of the parcel.
		Sanborn Map	1969	Occupied by the US Naval Fuel Depot and the Harbor Department City of Los Angeles. The machine shop once located at Berth 38 has been removed. Other features appear to remain the same.
		Aerial Photograph Brewster L-624	1979	Several ASTs occupy the southern and mid portions of the parcel. There are also structures scattered throughout the property.
		Aerial Photograph Brewster LAC-4	1986	The parcel appears to remain the same as depicted in the 1979 photo.

Site	Berth Number/ Address	Document	Date	Description
		Aerial Photograph L-4	1993	All ASTs and other structures have been removed from the parcel. The parcel is vacant with exposed soils.
		Building Permit SP15528	1994	Constructed a temporary equipment foundation. Owner: Port of Los Angeles.
Berth 41 Watchorn Basin		Aerial Photograph Spence D683	1930	The parcel has been developed with structures and boats docked at the wharf.
		Sanborn Map	1950	Occupied by the US Government on the northwestern area and by Fleitz Brothers on the eastern area.
		Aerial Photograph Spence D3035	1958	The parcel appears further developed with structures on site.
		Sanborn Map	1969	Occupied by sail manufacturing operations. Miner Street appears on the eastern area.
		Aerial Photograph Brewster L-624	1979	There are boats parked on both on land and in the marina. The parcel appears to be the same as today.
		Aerial Photograph Brewster LAC-4	1986	The parcel appears to remain the same as depicted in the 1979 photo.
		Aerial Photograph L-4	1993	The parcel appears to remain the same as depicted in the 1986 photo.
Berth 42 Watchorn Basin		Sanborn Map	1950	Occupied mostly by Philip R. Park, manufacturer of feed from marine products. Several structures were located on the property including underground fuel oil tanks, machine shops, and a 140-gallon gasoline tank on southern wharf. Hanchette Boat Works occupied a small space in the northern portion of the property. Railroad tracks were observed on western portion of the property.
Berth 42A Watchorn Basin		Sanborn Map	1950	Occupied by several boat dock spaces and a boardwalk area.
Berth 43 Watchorn Basin		Aerial Photograph Spence D683	1930	The parcel appears to be developed as a wharf, as several boats appear docked.
		Aerial Photograph Spence D3035	1958	The marina appears further developed to accommodate more boats.
		Building Permit 22013	1960	Constructed a one-story 20' x 130' office and store building. Owner: Beidenhakm & Fleitz.
		Building Permit SP27924	1962	Constructed a one-story 18' x 20' garage. Owner: John Fleitz & R. Bieden Harmer.
		Aerial Photograph Brewster L-624	1979	The parcel appears the same as today.
		Aerial Photograph Brewster LAC-4	1986	The parcel appears to remain the same as depicted in the 1979 photo.
		Building Permit	1991	Constructed a temporary one-story 12' x 44'

Site	Berth Number/ Address	Document	Date	Description
		08611		storage/workshop. Owner: Port of Los Angeles.
		Aerial Photograph L-4	1993	The parcel remains the same as the 1986 photo with the exception of the construction of two small structures.
Berth 44		Aerial Photograph Spence D683	1930	The parcel appears to have been operated as a boat yard with building structures and parked boats.
		Sanborn Map	1950	Occupied by San Pedro Boat Works. Operations appear to have included building and repairing small wooden boats. Several structures existed including a machine shop, storage areas, and painting areas.
		Aerial Photograph Spence D3035	1958	The parcel appears further developed with structures.
		Sanborn Map	1969	The parcel is still occupied by San Pedro Boat Works. Operations appear to have included building and repairing small wood boats. Several structures existed including a machine shop, storage areas, and painting areas.
		Building Permit 16333	1977	Remodeled and replaced a one-story 20' x 42' warehouse. Owner: San Pedro Boat Works.
		Aerial Photograph Brewster L-624	1979	The parcel appears essentially the same as depicted in the 1958 photo.
		Building Permit 04002	1979	Converted a 10' x 23' portion of a two-story 80' x 125' structure for paint storage. Owner: San Pedro Boat Works, Martin Vincent.
		Aerial Photograph Brewster LAC-4	1986	The boatyard has been expanded to the south and used extensively as a storage yard.
		Aerial Photograph Brewster L-4	1993	The parcel appears to remain the same as the 1986 photo.