



**THE PORT
OF LOS ANGELES**

Executive Director's
Report to the
Board of Harbor Commissioners

DATE: MAY 18, 2011

FROM: PLANNING & ECONOMIC DEVELOPMENT DIVISION

SUBJECT: RESOLUTION NO. _____ - ISSUANCE OF A LEVEL I COASTAL DEVELOPMENT PERMIT (NO. 11-04) TO THE LOS ANGELES HARBOR DEPARTMENT FOR IMPROVEMENTS TO BERTHS 155-156

SUMMARY:

The City of Los Angeles Harbor Department (Harbor Department) is applying for a Coastal Development Permit (CDP) for improvements to Berths 155-156 to allow for the receipt and delivery of goods and material to and from Catalina Island. These facility improvements would replace the existing Catalina Island cargo facility at Berth 184. Staff is recommending the Board of Harbor Commissioners (Board) approve a Level I, non-appealable CDP for the proposed project.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners:

1. Find that the proposed project is consistent with the Port Master Plan and the California Coastal Act of 1976, as amended; and find that this project will have no significant adverse environmental impacts as provided in the California Environmental Quality Act;
2. Authorize the Executive Director to approve the issuance of Coastal Development Permit No. 11-04, consistent with the project description listed on Application for Discretionary Project No. 060829-183; and
3. Adopt Resolution No. _____.

DISCUSSION:

Background – The Harbor Department applied for a Coastal Development Permit (CDP No. 11-04) for improvements at Berths 155-156 to accommodate the receipt and delivery of goods and material to and from Catalina Island. The proposed project will include renovating the office building and warehouse area inside the shed at Berth 155, fencing, and paving the backland area. Also included is the construction of a sheet wall, four dolphins, and associated dredging to allow for the operation of barges at the facility. The dredging will consist of restoring the depth of Berths 155-156 to -14 feet mean

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lower low water (MLLW). Approximately 2,200 cubic yards of dredge material will be removed and transferred to an upland location within the Port of Los Angeles yet to be determined, but will not include the Anchorage Road Soil Storage Site.

The warehouse at Berth 155 is considered a historic building, which makes it favorable for adaptive reuse. The warehouse and office building at Berths 155-156 are not currently under lease. With the implementation of the proposed improvements, this site is considered well suited to conduct freight operations to and from Catalina Island. Once the improvements are completed, the current Catalina Island cargo operations at Berth 184 will cease operations. The future use of the Berth 184 site will accommodate waterfront public access as part of the Board approved Wilmington Waterfront Project.

Coastal Permit Requirements – The proposed project, located in Master Planning Area 5, is a Level I, 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 I permit is one of three levels of permits that the Board can issue. Level I permits are issued for developments that involve minimal changes in land and/or water use, and minor changes in density and intensity of use. Level II CDPs are required for developments that pose potential minor changes in the density and/or intensity of land and/or water use, or developments that may have minor environmental impacts which can be mitigated. The proposed project does not change or intensify any land/water use impacts.

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 and renovation of Berths 155-156 for Catalina Island cargo operation is consistent with Section 30708 in that the project provides for the use of existing harbor area for port-related development.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of a Level I, non-appealable CDP for the proposed project. The proposed project consists of the reuse of an existing warehouse and office building requiring minor interior alterations and waterside work to support the relocation of existing Catalina Island cargo operations at Berth 184 to Berths 155-156. The Director of Environmental Management has determined that the proposed action involving the issuance of a permit to use an existing facility and relocation of an existing use within a publicly owned facility is considered exempt from CEQA in accordance with Article III, Class 1(14) and 1(24) of the Los Angeles City CEQA Guidelines.

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ECONOMIC BENEFITS:

While the issuance of a Coastal Development Permit does not in itself have an employment effect, construction and renovation spending associated with Berths 155-156 will support more than 30 full-time equivalent one-year jobs in the five county region.

FINANCIAL IMPACT:

Issuance of the proposed Level I Coastal Development Permit will have no financial impact upon the Harbor Department. However, the construction and renovation work planned at Berths 155-156 is estimated at \$4.9 million. Responsibility for ongoing operating and maintenance expenses associated with the site will be determined as part of future lease negotiations.

CITY ATTORNEY:

This action raises no legal issues at this time.

TRANSMITTALS:

1. Site Location Map
2. CDP No. 11-04


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