



Executive Director's
Report to the
Board of Harbor Commissioners

DATE: FEBRUARY 28, 2018

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - APPROVE THIRD AMENDMENT TO PERMIT NO. 837 WITH THE PORT OF LOS ANGELES BOYS AND GIRLS CLUB

SUMMARY:

Staff requests approval of the Third Amendment to Permit No. 837 (Permit) with the Port of Los Angeles Boys and Girls Club (Boys and Girls Club) to allow child development classes and college bound courses, offered by Los Angeles Harbor College, to be held at the training room at Liberty Hill Plaza Building on Tuesday, Wednesday, and Thursday evenings.

The Boys and Girls Club is currently permitted to use the training room only for the purpose of conducting meetings for its directors and/or management. Staff recommends approval of the Third Amendment, which will allow these additional uses at the training room.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the proposed action is categorically exempt from the requirements of the California Environment Quality Act (CEQA) under Article III Section 1(14) of the Los Angeles City CEQA Guidelines as determined by the Director of Environmental Management;
2. Approve the Third Amendment to Permit No. 837 with Port of Los Angeles Boys and Girls Club;
3. Direct the Board Secretary to transmit the Third Amendment to Permit No. 837 to City Council for approval pursuant to Charter Section 606;
4. Authorize the Executive Director to execute and the Board Secretary to attest to the Third Amendment upon approval by City Council; and
5. Adopt Resolution No. _____.

SUBJECT: THIRD AMENDMENT TO PERMIT NO. 837

DISCUSSION:

Background - The City of Los Angeles Harbor Department-owned (Harbor Department) property at 100 W. Fifth Street in San Pedro, commonly known as the Liberty Hill Plaza, is used by the Boys and Girls Club and the Los Angeles WorldTots Child Care Center. The facility also houses the Harbor Department employees' gym and training rooms. The Boys and Girls Club has operated at this site since October 2001 under a 20-year Permit. The Permit states that the premises shall be used for development and implementation of educational and recreational programs for a youth group, fostering greater interest in and knowledge of the Port of Los Angeles, the harbor, the shipping industry, maritime commerce and other maritime-related subjects; preparing boys and girls for higher education and the responsibilities of citizenship; and providing such youth the encouragement and training necessary to achieve leadership positions in the maritime industry.

The Harbor Department supports the Boys and Girls Club through annual \$100,000 sponsorship and by providing a rent-free facility, paying all costs for utilities, custodial, exterior maintenance, landscaping, and interior systems maintenance. Under the Permit, the Boys and Girls Club is allowed to use the Training Room only for meetings with their directors and/or management. Use of the Training Room for any other purpose is currently not allowed.

The Training Room is equipped with chairs and tables and is an ideal venue for a classroom. Currently, the Harbor Department only uses the Training Room during regular office hours, from approximately 7:30 a.m. to 5 p.m. The Boys and Girls Club will be using the training room no earlier than 5 p.m., and up to 7 or 7:30 p.m. (Transmittal 1). The Boys and Girls Club will be responsible for ensuring that the Training Room is cleaned and restored to its original set-up at the end of every session, in order to ensure that the use of the Training Room by the Harbor Department is not affected.

Staff recommends allowing the Boys and Girls Club to use the Training Room (Transmittal 2) for the courses that benefit the youth of San Pedro.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of the Third Amendment to Permit No. 837 with the Boys and Girls Club to allow Child Development Classes and College Bound Courses, which is an activity involving the amendment of a permit to use an existing facility involving negligible or no expansion of use. As such, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of CEQA in accordance with Article III Section 1(14) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

There is not expected to be a financial impact to the proposed action, expanding the use of facilities under an existing sponsorship of the Boys and Girls Club, which the Harbor Department contributes \$100,000 annually, provides a 100 percent rent subsidy, and pays for certain maintenance costs as described above.

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CITY ATTORNEY:


The Third Amendment has been approved as to form and legality by the Office of the City Attorney.

TRANSMITTALS:

1. Third Amendment
2. Site Map

FIS Approval: *MB* (initials)
CA Approval: *me* (initials)


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MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:

 FOR
EUGENE D. SEROKA
Executive Director

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