



**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. 11-03) TO THE LOS ANGELES HARBOR DEPARTMENT FOR THE CONSTRUCTION OF RESTROOM IMPROVEMENTS AT CABRILLO BEACH

SUMMARY:

As part of the San Pedro Waterfront Enhancement Project (SPWEP), the City of Los Angeles Harbor Department (Harbor Department) proposes to construct five new restrooms and related utilities at Cabrillo Beach. Staff is recommending the Board of Harbor Commissioners (Board) approve Coastal Development Permit (CDP) No. 11-03, a Level I, non-appealable permit 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. 11-03, consistent with the project description contained in Application for Discretionary Project No. 090817-097; and
3. Adopt Resolution No. _____.

DISCUSSION:

Background – The Harbor Department is applying for a coastal development permit for the construction of five restrooms and related utilities at Cabrillo Beach. The restrooms will replace the existing restroom facilities located at Inner Beach, Outer Beach, and the pier area. Each restroom area will include five stalls, along with washout areas and

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drinking areas. The proposed project is an element of the Cabrillo Beach portion of the SPWEP.

The Cabrillo Beach component of the SPWEP was discussed with the Cabrillo Beach Coordinated Council (CBCC) between April 2008 and August 2008. The CBCC is composed of representatives from the Cabrillo Marine Aquarium, Los Angeles City Lifeguards, Los Angeles County Lifeguards, Los Angeles Port Police, Los Angeles Recreation and Parks, Cabrillo Boosters, Cabrillo Beach Bath House, and Los Angeles City Council District 15. Since August 2008, staff has provided monthly updates to the CBCC on the status of the proposed project at Cabrillo Beach.

Additionally, the SPWEP included extensive public outreach and collaboration, including two public meetings (each attended by over 150 members of the public) held on February 24, 2005, and April 26, 2005, a design workshop, and input from the Council District 15 Office, the San Pedro Neighborhood Councils, the Port Community Advisory Committee, and the Sierra Club. During the public comment period for the project's Mitigated Negative Declaration (MND), staff received and responded to over 390 letters. The Board adopted the SPWEP MND on April 20, 2006.

CDP No. 11-03 represents a portion of the Cabrillo Beach component of the SPWEP being brought before the Board for approval. The remaining construction at Cabrillo Beach will include hardscape and landscape improvements that will be included in a subsequent CDP. On January 17, 2008, the Board approved a Level I CDP for the construction of the Downtown Plaza, the 22nd Street and Sampson Way parking lot, and the Warehouse No. 1 viewing area. On March 6, 2008, the Board approved a Level I CDP for the construction of 22nd Street Park, the SP Slip promenade improvements, and the Angel's Walk LA wayfinding signage.

Coastal Permit Requirements – The proposed project, located in Master Planning Area 1, 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. Examples of Level II CDPs could include developments relating to cargo handling facilities that involve berthing and/or building modifications that may result in additional cargo throughput. The proposed project does not change or intensify any land/water use impacts.

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The proposed project has been found to be consistent with the Port Master Plan as the proposed development is infrastructure for recreation, which is an allowable use in Master Planning Area 1. The proposed project has been found to be consistent with Chapter 8 policies of the California Coastal Act of 1976, as amended. Specifically, the improvements are consistent with Section 30708 that requires port-related development to provide for other beneficial uses consistent with the public trust.

ENVIRONMENTAL ASSESSMENT:

The underlying physical activities associated with the issuance of this CDP were previously assessed in an MND for the SPWEP, which was adopted by the Board on April 20, 2006. As such, the Director of Environmental Management has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article II, Section 2(i) (previously assessed) of the Los Angeles City CEQA Guidelines.

ECONOMIC BENEFITS:

Construction spending for this project is estimated to support 31 one-year-equivalent 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, construction of the restroom improvements and related utilities at Cabrillo Beach, as identified in this Board item, is expected to cost \$5,000,000. Ongoing operating and maintenance costs related to the restroom facilities will be borne by the Harbor Department. It should be noted that the restroom improvements are a component of the San Pedro Waterfront Enhancement Project whose total cost is estimated at \$48 million, with \$21.6 million having been spent to date. The estimated project completion date is fiscal year 2015/2016.

CITY ATTORNEY:

This action raises no legal issues at this time.

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TRANSMITTALS:

1. Site Location Map
2. CDP No. 11-03

FIS: ef
CA: RL


DAVID L. MATHEWSON
Director of Planning & Economic Development


FOR KATHRYN McDERMOTT
Deputy Executive Director

APPROVED:



GERALDINE KNATZ, Ph.D.
Executive Director



R. Mills
DM:rm
ADP: 090817-097