

## LEVEL I COASTAL DEVELOPMENT PERMIT REPORT

**DATE: MARCH 6, 2023**

**TO: HONORABLE MEMBERS OF  
THE BOARD OF HARBOR COMMISSIONERS**

**ISSUED: LEVEL I COASTAL DEVELOPMENT PERMIT NO. 23-01 TO THE PORT  
OF LOS ANGELES FOR FORMER STAR-KIST CANNERY FACILITY  
PROJECT**

### BACKGROUND

In accordance with the approved Port of Los Angeles Master Plan (PMP), the Executive Director is designated with the authority to approve or deny applications for Level I Coastal Development Permits (CDP), but these CDPs only become effective when the permits are reported in writing to the Board of Harbor Commissioners (Board). No Board action is required. Additionally, the PMP provides that a Level I CDP that is being reported to the Board can be stayed if any two Board members so request. In this case, the CDP would be agendized for the next regular Board meeting and would require Board action to be approved or denied.

### PERMIT ACTIONS

The Executive Director issued Level I CDP No. 23-01 on March 3, 2023.

CDP No. 23-01 Port of Los Angeles – Star-Kist Cannery Facility Project

The project location for the approved CDP is identified on the attached map (Transmittal 1).

### COASTAL PERMIT CONTEXT

CDP No. 23-01 (Transmittal 2) allows the City of Los Angeles Harbor Department (Harbor Department) to demolish the former Star-Kist Cannery Facility (Project) on an approximately 14-acre site on Terminal Island for the future development of a chassis repair and maintenance depot. The demolition area would be covered with approximately 10,000 cubic yards of crushed miscellaneous base (CMB) until the area is ready for development. The Harbor Department has attempted to reuse these facilities through the Request for Proposal (RFP) process several times, and no viable options have been found. Demolition has been deemed necessary to create a parcel of land that is more marketable for future development, to reuse and capitalize the site more efficiently, and

SUBJECT: LEVEL I CDP REPORT

to remove safety hazards posed by leaving the deteriorating cannery buildings erect and vacant.

The Star-Kist Cannery shut down operations in 1984 and the buildings are subject to trespassing and vandalism despite the Harbor Department’s repeated and consistent efforts to secure the facility. Demolition of the facility would remove the potential safety risks of the deteriorating buildings.

The proposed Project would demolish approximately 300,000 square feet of buildings in their entirety. It would also remove an approximately 3,160 square-foot pier including the removal of approximately 20 supporting piles and 5 fender piles. Vibratory extraction is the preferred removal method, but if a pile is broken or breaks during extraction, it would be cut two (2) feet below the mudline and abandoned in place. There is no other in-water work besides the removal of the pier and piles.

The proposed Project is in Planning Area 4 and the site is designated for both Commercial Fishing and Maritime Support uses. It is anticipated that this site will be developed in the future for a chassis repair and maintenance depot. Operation of a chassis repair and maintenance depot would support nearby cargo operations and is therefore consistent with the Maritime Support land use designation.

The Environmental Management Division has reviewed the proposed project and determined that the proposed project was previously assessed in the Final Initial Study/ Mitigated Negative Declaration for the Star-Kist Cannery Facility Project (SCH No. 2019129042), which was approved by the Board on February 9, 2023. The proposed project is also subject to a mitigation measure that was included in the Mitigation Monitoring and Report Program.

Construction costs associated with the demolition of the former cannery are estimated to be \$10.9 million and these costs would be borne by the Harbor Department.

TRANSMITTALS

- 1. Site Map
- 2. Coastal Development Permit No. 23-01

CA Approval: SO

*Marla Bleavins* For

EUGENE D. SEROKA  
Executive Director