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Edward R. Renwick

October 12, 2017

Honorable Members of the
City Council of the
City of Los Angeles

CD No. 15

Attention: Mr. John White, City Clerk's Office

SUBJECT: RESOLUTION NO. 17-8139 – PROPOSED FIRST AMENDMENT TO PERMIT NO. 892
WITH TRI-MARINE FISH COMPANY, LLC

Pursuant to Section 606 of the City Charter, enclosed for your approval is Resolution No. 17-8139 authorizing approval of Permit No. 892 with Tri-Marine Fish Company LLC; which was approved at the July 20, 2017 meeting of the Board of Harbor Commissioners. Tri-Marine Fish Company operates a wet fish processing operation. The proposed amendment will (1) modify the existing premises by combining parcels and adding additional areas; (2) provide a First Right of Refusal option for Parcel 6; (3) replace the existing term with a new fixed 20-year term; (4) revise the rental structure to include a Minimum Annual Rent and percentage rent provision; (5) include five-year rental resets based upon the market, and annual rental resets based upon the movement of the Consumer Price Index; and (6) provide a one-time rental credit for improvements to the premises installed by the tenant. There is no impact to the General Fund.

RECOMMENDATION FOR CITY COUNCIL:

1. ADOPT the determination by the Board of Harbor Commissioners (Board) that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article III, Class 1(14) of the Los Angeles City CEQA Guidelines;
2. APPROVE Harbor Department Resolution No. 17-8139 authorizing approval of Permit No. 892 with Tri-Marine Fish Company LLC; and
3. Return to the Board of Harbor Commissioners for further processing.

Respectfully Submitted,


AMBER M. KLESGES
Commission Secretary

cc: Trade, Travel & Tourism Committee
Councilman Buscaino
Councilman Bonin
Councilman Krekorian
Mandy Morales, Mayor's Office

Erick Martell, Harbor Representative
Alvin Newman, CAO
Dennis Gleason, CD15
Mandana Khatibshahidi, CLA