

TRADE, COMMERCE, AND TOURISM COMMITTEE REPORT relative to issues related to San Pedro Waterfront redevelopment efforts.

Recommendations for Council action, as initiated by Motion (Buscaino - Price):

1. INSTRUCT the Los Angeles Harbor Department, Chief Legislative Analyst (CLA), City Administrative Officer (CAO), and Economic and Workforce Development Department (EWDD), and REQUEST the City Attorney to evaluate and present options for overcoming the limitations of a 50-year lease term and recommend management options for the San Pedro Waterfront Master Plan, including the creation of a non-profit development organization, joint powers authority or other similar district that would coordinate all development, property management, planning, and event programming in the Waterfront Master Plan area and report to the Trade, Commerce, and Tourism Committee within 60 days.
2. INSTRUCT the Department of City Planning and Los Angeles Department of Transportation, and REQUEST the Metropolitan Transit Authority, to report on transportation and circulation plans for San Pedro, with an emphasis on efforts to connect San Pedro to the regional light rail network.
3. INSTRUCT the Harbor Department and EWDD, with the CLA and other departments as appropriate, to retain a consultant funded by the Harbor Department. This consultant will conduct a real estate and market analysis and evaluate opportunities and constraints of housing developments on Harbor Department, City of Los Angeles, and other public and privately owned property along the Waterfront and in downtown San Pedro including site specific studies and an evaluation of the feasibility of constructing housing on state tidelands and recommend options for further action.
4. INSTRUCT the Harbor Department to consider developing a phased approach to the implementation of the Ports O' Call development including performance measures to ensure that the project is completed in a timely manner that creates retail, dining, and entertainment attractions that generate seven days a week and evening activity.
5. INSTRUCT the Harbor Department to consider crafting a scope of development that will encourage an authentic and unique experience that distinguishes itself from local competing venues with appropriate architectural themes and a mix of uses.
6. INSTRUCT the Harbor Department to report within 60 days on an infrastructure improvement plan for the Waterfront, including funding requirements, financing options, and phasing.
7. INSTRUCT the Harbor Department to report within 60 days on projects and implementation timelines to improve linkages between pending and implemented developments within the Waterfront Master Plan area to improve access and viability of these project elements.
8. INSTRUCT the Harbor Department report to Council on the implementation of the Waterfront Master Plan on an annual basis.

Fiscal Impact Statement: None submitted by the CLA. The CAO has not completed a financial analysis of this report.

Community Impact Statement: Yes

For Proposal: Northwest San Pedro Neighborhood Council

SUMMARY

At a regular meeting held on January 13, 2014, the Trade, Commerce, and Tourism Committee considered a CLA report on issues related to San Pedro Waterfront redevelopment efforts. CLA Staff gave an overview of the matter. Harbor Department staff gave further testimony on the item. During the discussion of the item, the Vice Chair requested to significantly modify the recommendations submitted by the CLA. An opportunity for public comment was held. After further discussion of the matter, the Committee moved to approve the recommendations presented by Vice Chair, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

TRADE, COMMERCE, AND TOURISM COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
LABONGE:	YES
BUSCAINO:	YES
BONIN:	YES

ME

-NOT OFFICIAL UNTIL COUNCIL ACTS-