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March 15, 2021

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. 21-9761 – PROPOSED PERMIT NO. 946 WITH TRANI'S DOCKSIDE

Pursuant to Section 606 of the City Charter, enclosed for your approval is Resolution No. 21-9761 authorizing proposed Permit No. 946 with Trani's Dockside; which was approved at the February 18, 2021 meeting of the Board of Harbor Commissioners. Proposed Permit No. 946 with Trani's Dockside (Trani's), for use of the City of Los Angeles Harbor Department (Harbor Department) property located at 311 E. 22nd Street, San Pedro (formerly known as Canetti's Seafood Restaurant) as a restaurant named Dockside that will provide both indoor and outdoor seating. Minimum annual rent is \$60,126, paid quarterly at \$15,031.50 and subject to annual Consumer Price Index (CPI) increases. Trani's will also be subject to percentage rent of 3 to 5 percent of gross sales. The term of P946 will be for a total of eleven years and two months, which allows for a one-year and two-month construction period and a ten-year period for operations. There will also be two, five-year options to extend the agreement at the tenant's discretion. The Harbor Department will provide a rent credit of \$94,400 per year over ten years, for a total of \$944,000, to offset Trani's total tenant improvement project cost, which is estimated at \$1,592,925 including basic commercial space upgrades such as electrical; plumbing; flooring; and heating and air conditioning in addition to restaurant-specific upgrades required to buildout the Dockside restaurant. Engineering staff concluded that the construction cost is reasonable (\$238/sf) and well within an accepted cost range according to the California Construction Cost Index. The Harbor Department has received an Executive Directive-4 waiver. There is no impact to the General Fund.

RECOMMENDATION FOR CITY COUNCIL:

1. ADOPT the determination by the Board of Harbor Commissioners that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Sections 15301 and 15331 of the State CEQA Guidelines;
2. APPROVE Harbor Department Resolution No. 21-9761 authorizing proposed Permit No. 946 with Trani's Dockside; 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  
Heleen Ramirez, Mayor's Office

Erick Martell, Harbor Representative  
Stephanie Magnien Rockwell, Harbor Representative  
Janice Chang Yu, CAO  
Dennis Gleason, CD15  
Matthew Shade, CLA