

CATEGORICAL EXEMPTION and TRADE, TRAVEL, AND TOURISM COMMITTEE REPORT relative to the Port of Los Angeles (POLA) Permit with Trani's Dockside.

Recommendations for Council action:

1. ADOPT the determination by the Board of Harbor Commissioners (BOHC) that the proposed action is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the State CEQA Guidelines.
2. APPROVE POLA Resolution No. 21-9761 authorizing Permit No. 946 with Trani's Dockside for use of property located at 311 East 22nd Street (formerly known as Canetti's Seafood Restaurant), as a restaurant named Dockside for a minimum annual rent of \$60,126, subject to annual Consumer Price Index increases, and a percentage rent of three to five percent of gross sales, for term of eleven years and two months with two five-year options to extend.

Fiscal Impact Statement: The BOHC reports that this action will not impact the General Fund.

Community Impact Statement: None submitted.

TIME LIMIT FILE – APRIL 14, 2021

(LAST DAY FOR COUNCIL ACTION – APRIL 14, 2021)

SUMMARY

In a report to BOHC dated February 2, 2021, POLA requests approval of a permit with Trani's Dockside for use of Department property (formerly known as Canetti's Seafood Restaurant) as a restaurant named Dockside that will provide both indoor and outdoor seating. POLA 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.

POLA released a Request for Proposals to the public for the lease of commercial space for maritime-related and/or visitor-serving businesses at the site of the former Canetti's Seafood Restaurant. The proposal submitted by Trani's met POLA's objective of attracting visitor-serving businesses to the LA Waterfront. The restaurant Dockside will offer three meals a day in a fast, casual setting with both indoor and outdoor seating. There will be a breakfast and coffee bar, as well as a raw bar/oyster bar with fish and meats as the main components. The building is a historical landmark.

On February 18, 2021, BOHC approved POLA's request.

At its meeting held March 23, 2021, the Trade, Travel, and Tourism Committee recommended that Council approve the proposed permit, as recommended by BOHC.

Respectfully Submitted,

TRADE, TRAVEL, AND TOURISM COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BUSCAINO:	YES
BONIN:	ABSENT
LEE:	YES

jaw