



Eric Garcetti

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November 17, 2021

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

CD No. 15

Attention: Mr. Andrew Suh, City Clerk's Office

Subject: RESOLUTION NO. 21-9902– PROPOSED NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND SIGNAL STREET OPERATING, LLC

Pursuant to Section 373 of the City Charter and section 10.5 of the Los Angeles Administrative Code, enclosed for your approval is Resolution No. 21-9902 authorizing proposed Non-Disturbance and Attornment Agreement No. 21-9833 between the City of Los Angeles Harbor Department and Signal Street Operating, LLC (Signal Street); which was approved at the September 23, 2021 meeting of the Board of Harbor Commissioners. Signal Street is proposing to sublease warehouse rooftop space at Berths 58 through 60 in order to construct and operate a solar facility for a feed-in-tariff power supply with the Los Angeles Department of Water and Power (LADWP) with an estimated power production of two megawatts. The Sublease has a term of 20 years, with two options to extend for five-years each, for a total potential term of thirty years. Additionally, in accordance with Section 13.4.2 of the Lease, AltaSea has requested the City of Los Angeles Harbor Department to enter into a Non-Disturbance and Attornment Agreement between the Harbor Department and Signal Street. 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 statutorily, administratively, and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 21080.35(a) of the State of California CEQA Guidelines, Article II Section 2(f) of the Los Angeles City CEQA Guidelines, and Article III Class 1(14) of the Los Angeles City CEQA Guidelines;
2. APPROVE POLA Resolution No. 21-9902 authorizing proposed Non-Disturbance and Attornment Agreement No. 21-9833 between the City of Los Angeles Harbor Department and Signal Street Operating, LLC.

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
Tristan Noack, CLA