

RECOMMENDATION APPROVED;
RESOLUTION 25-10627 (LEASE 904A) ADOPTED;
BY THE BOARD OF HARBOR COMMISSIONERS

November 6, 2025

AMKlesges
AMBER M. KLESGES
Board Secretary



THE PORT
OF LOS ANGELES
Executive Director's
Report to the
Board of Harbor Commissioners

DATE: OCTOBER 23, 2025

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

SUBJECT: RESOLUTION NO. 25-10627 – APPROVE SEVENTH AMENDMENT TO AMENDED AND RESTATED LEASE NO. 904A WITH ALTASEA AT THE PORT OF LOS ANGELES

SUMMARY:

Staff requests approval of the Seventh Amendment to Amended and Restated Lease No. 904A (Lease No. 904A) with AltaSea at the Port of Los Angeles (AltaSea). The premises, located at City Dock No. 1, consists of 32.03 acres for water-dependent academic and governmental uses, and houses a non-profit and for-profit marine research facility.

The proposed Seventh Amendment includes revisions related to the existing City of Los Angeles Harbor Department (Harbor Department) monetary contribution towards improvements, establishing a completion date for Berth 57 warehouse improvements and extending milestones for project concept submittals for Berth 56. Approval of the proposed Amendment does not change the total amount of the Harbor Department's \$36,660,000 monetary commitment under Lease No. 904A.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) and Article III Class 1(14) of the Los Angeles City CEQA Guidelines;
2. Approve the Seventh Amendment to Amended and Restated Lease No. 904A with AltaSea at the Port of Los Angeles;
3. Direct the Board Secretary to transmit the Seventh Amendment to Amended and Restated Lease No. 904A to the City Council for approval pursuant to Section 606 of the City Charter;
4. Authorize the Executive Director to execute and the Board Secretary to attest to the Seventh Amendment to Amended and Restated Lease No. 904A upon approval by City Council; and
5. Adopt Resolution No. 25-10627.

SUBJECT: SEVENTH AMENDMENT TO LEASE NO. 904A WITH ALTASEA

DISCUSSION:

Background – On December 23, 2013, AltaSea was granted Lease No. 904 (Lease) for the construction, operation, and maintenance of an urban marine research facility (Transmittal 1) with a term of 50 years at City Dock No. 1. The Lease provides conditions under which AltaSea may occupy 12 parcels totaling 32.03 acres.

In August 2017, Lease No. 904 was amended and restated (Lease No. 904A) in order to expedite activation and development of the premises and reduce each party's financial obligations without compromising the original mission and goals, including providing comparable public access infrastructure; educational and public programming; job creation; and economic activity.

Proposed Seventh Amendment – The proposed Seventh Amendment (Transmittal 2) will include required adjustments to keep AltaSea in good standing and will include revisions related to Harbor Department monetary contributions towards improvements. The proposed revisions are as follows:

Parcel 56

- AltaSea shall have until December 31, 2027, to accept Parcels B56A, B56B and B56C
- Prior to acceptance of the parcels, the Harbor Department and AltaSea shall agree on a final scope of work and completion schedule, and for the Harbor Department to determine the final scope of environmental assessment for each parcel
- AltaSea may use the balance of the \$6 million originally committed by the Harbor Department for remediation activities for Parcels 56A-C and 57 for remediation and Tenant Improvements following removal of all known hazardous materials at these parcels

Parcels 57.5-60

- AltaSea has received reimbursement from the Harbor Department for \$2,981,527.65 out of a total fund of \$6 million for remediation of hazardous soil and building materials
- AltaSea may request reimbursement using the remaining remediation funds for actual construction costs for tenant improvements after all known remediation of hazardous materials is complete

Parcel B57 Scope and Schedule: Responsibility of AltaSea

- Demolish and remove 3,640 square foot facade on the north end of the transit shed and restore the original building entrance
- Redevelop the 46,500 square foot Berth 57 Warehouse including but not limited to electrical and fire life safety system standards

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- Construction of the Parcel B57 improvements shall be completed no later than two years following the effective date of the proposed Seventh Amendment

Parcel B57 Monetary Commitments

- AltaSea shall invest no less than 80 percent of the estimated project cost of \$8 million in Parcel B57
- AltaSea may use the balance of the \$6 million originally committed by the Harbor Department for remediation activities for Parcels 56A-C and 57 for Tenant Improvements following removal of all known hazardous materials at these parcels

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of the Seventh Amendment to Lease No. 904A with AltaSea, which is an administrative activity and the amendment of a lease to use an existing facility involving negligible or no expansion of use. Therefore, the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of CEQA in accordance with Article II Section 2(f) and Article III Class 1(14) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed Amendment will revise language related to the Harbor Department's monetary contribution towards improvements, however, the Harbor Department's overall monetary commitment of \$36,660,000 (Transmittal 3) under Lease No. 904A will remain the same. AltaSea has received reimbursement from the Harbor Department for \$2,981,527.65 out of a total fund of \$6 million for remediation of hazardous soil and building materials for Parcels B57.5 – 60 and an additional \$6 million for tenant improvements at Berths 58-60 for a total reimbursement in the amount of \$8,981,527.65 out of the \$36,660,000. If approved, any remaining funds from the committed \$12 million (\$6 million for Parcels B57.5-60 and \$6 million Berth 56-57) that have not been reimbursed by the Harbor Department to AltaSea shall be used to reimburse AltaSea for Tenant Improvements related to Parcel B57 following completion of all known remediation for Parcels B57- 60.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved the proposed Seventh Amendment as to form and legality.

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TRANSMITTALS:

1. Premises Map
2. Seventh Amendment
3. Monetary Commitments

FIS Approval: JS
CA Approval: BO

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