

CATEGORICAL EXEMPTION and TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to successor Permit No. 942 with LA Sky Harbor, LLC, dba Doubletree by Hilton Hotel, for the operation of a hotel at 2800 Via Cabrillo Marina, in San Pedro.

Recommendations for Council action:

- 1) CONCUR with the determination by the Board of Harbor Commissioners (BOHC) that this action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1(14) of the Los Angeles City CEQA Guidelines.
- 2) APPROVE Los Angeles Harbor Department (Harbor Department) Resolution No. 25-10594 authorizing approval of proposed successor Permit No. 942 with LA Sky Harbor, LLC, DBA DoubleTree by Hilton Hotel San Pedro, with a 50-year term effective upon execution, for the operation of a hotel on 8.1 acres at 2800 Via Cabrillo Marina in San Pedro, which:
 - a) increases the fixed minimum annual rent by \$145,031.67, from \$284,556.33 to \$429,588,
 - b) increases the square footage by 42,350 square feet or 0.97 acres, from 310,583 square feet or 7.13 acres to 352,933 square feet or 8.1 acres, and
 - c) changes the calculation of percentage rent from being based on sales of Rooms and Food and Beverage to a fixed percentage of: Rooms – five percent, Food and Beverage – five percent, Retail Sales – three percent, Vehicle Parking – twenty percent, and increases the percentage rent from the Sale of Vessels/Yacht Brokerage by nine percent, from one percent to ten percent.
- 3) AUTHORIZE the Executive Director, Harbor Department, or designee, to execute the proposed Permit, already approved as to form by the City Attorney, and return the Resolution to the Harbor Department for further processing, including Council consideration.

Fiscal Impact Statement: The City Administrative Officer reports that there is no impact on the City's General Fund. Approval of proposed successor Permit No. 942 between the Harbor Department and LASH will increase the fixed minimum annual rent by \$145,031.67, from \$284,556.33 to \$429,588, subject to annual changes in the Consumer Price Index and compensation resets every fifth year based on economic performance. LASH will pay percentage rent equivalent to the amount, if any, by which the cumulative total percentages of the gross receipts exceed the minimum monthly rent payable. Revenues will be deposited in the Harbor Revenue Fund. The recommendations in this report and proposed actions comply with the Department's Financial Policies.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on October 14, 2025, your Trade, Travel and Tourism Committee considered a BOHC report relative to successor Permit No. 942 with LA Sky Harbor, LLC, dba Doubletree by Hilton Hotel, for the operation of a hotel at 2800 Via Cabrillo Marina, in San Pedro.

After an opportunity for public comment, the Committee moved to approve the recommendations stated in the BOHC report, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

Trade, Travel and Tourism Committee

<u>Member</u>	<u>VOTE</u>
PARK:	YES
McOSKER:	YES
RODRIGUEZ:	YES