

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed no-cost lease with the United States Navy (US Navy) for the property located at 3171 Gaffey Street, San Pedro, CA 90731 (situated on a portion of APN 7442-001-915 and a portion of APN 7442-001 910), for a term of three years in connection with the acquisition of said property.

Recommendations for Council action, pursuant to Motion (McOsker – Hutt):

1. INSTRUCT the Department of General Services GSD, with the assistance of the City Attorney and City Administrative Officer (CAO), to negotiate a no-cost lease with the United States Navy for the property located at 3171 Gaffey Street, San Pedro, CA 90731 (situated on a portion of APN 7442-001-915 and a portion of APN 7442-001 910), for a term of three years while acquisition efforts begin.
2. INSTRUCT the CAO to identify:
  - a. \$40,000 to be paid to the US Navy relative to administrative costs for:
    - i. Development of environmental compliance documentation
    - ii. Development of lease and supporting documentation
    - iii. Real Estate Contracting Officer review and execution
    - iv. US Navy cadastral review of legal description and survey
  - b. \$35,000 to be paid to a land survey company for the required legal description(s) needed for the lease and subsequent purchase documents.
3. INSTRUCT the CAO to work with the Bureau of Engineering (BOE) and GSD to identify funding for the City to perform a Phase I environmental site assessment for the identified parcels to be conveyed to the City.
4. INSTRUCT the GSD, with the assistance of the Department of Recreation and Parks, to begin negotiations for a sublease agreement with San Pedro Athletic Complex and San Pedro Girls Softball Association to continue using the baseball and softball fields located at 3181 North Gaffey, on a portion of APN 7442-001-915 and at 2981 North Gaffey Street, on a portion of APN 7442-001-910 upon execution of the three-year lease with the US Navy.

Fiscal Impact Statement: Neither the City Administrative Officer (CAO) nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On February 3, 2026, your Committee considered a Motion (McOsker – Hutt) relative to proposed no-cost lease with the US Navy for the property located at 3171 Gaffey Street, San Pedro, CA 90731 (situated on a portion of APN 7442-001-915 and a portion of APN 7442-001 910), for a term of three years in connection with the acquisition of said property. According to the Motion, on December 23, 2024, HR 5009 was signed into law. In Section 2859 of the bill, there contains an authorization of conveyance of ballfields and a former shooting range located at 3171 Gaffey Street, San Pedro, CA 90731 to the City of Los Angeles. Currently, the property at this location is owned by the US Navy.

The US Navy has an annual license agreement with two non-profits, the San Pedro Athletic Complex (SPAC) and the San Pedro Girls Softball Association (SPGSA), for use of the baseball and softball fields at this location. The SPAC utilizes the ballfield that is located at 3181 North Gaffey Street which is positioned on a portion of APN 7442-001-915. The SPGSA and the former firing range are located at 2981 North Gaffey Street which is located on a portion of APN 7442-001-910. The US Navy would like to enter into a three-year, no-cost lease with the City which would allow the City to obtain site control of the shooting range facility and manage the non-profits utilizing the ballfields. During the three-year term, there will be a potential sale of the federal property to the City. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

**COUNCILMEMBER VOTE**

PADILLA: YES  
LEE: YES  
JURADO: YES

ARL  
2/3/26  
CD 15

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**