

#8 / 8.27.26
RECOMMENDATION APPROVED;
RESOLUTION 26-10778 (CONCESSION AGREEMENT 791) ADOPTED
BY THE BOARD OF HARBOR COMMISSIONERS

August 27, 2026

AMKlesges
AMBER M. KLESGES
Board Secretary



DATE: AUGUST 20, 2026

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

SUBJECT: RESOLUTION NO. 26-10778 – APPROVE FIRST AMENDMENT
TO CONCESSION NO. 791 WITH CALIFORNIA YACHT
MARINA-CABRILLO, LLC

SUMMARY:

Staff requests approval of the proposed First Amendment to Concession No. 791 (No. 791) with California Yacht Marina-Cabrillo, LLC (CYM), a marina providing boat slips for 886 boats, located in San Pedro. No. 791 has a fifty (50) year term with an expiration date of December 31, 2047.

The proposed First Amendment to No. 791 proposes to exempt the sublease between CYM and the non-profit Pathway to Podium (P2P) from percentage rent requirements.

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 categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III, Class 1 (14) of the Los Angeles City CEQA Guidelines;
2. Approve the First Amendment to Concession No. 791 with California Yacht Marina-Cabrillo, LLC;
3. Direct the Board Secretary to transmit the First Amendment to Concession Agreement No. 791 to City Council for approval pursuant to Charter Section 606 of the City Charter;
4. Authorize the Executive Director to execute and the Board Secretary to attest to the First Amendment upon Board approval, contingent upon approval by City Council; and
5. Adopt Resolution No. 26-10778.

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SUBJECT: FIRST AMENDMENT - CALIFORNIA YACHT MARINA-CABRILLO, LLC

DISCUSSION:

Background – On April 30, 2026, the Board approved Revocable Permit No. 25-32 (RP No. 25-32) between the City of Los Angeles Harbor Department (Harbor Department) and P2P which allows for P2P to operate and maintain the Cabrillo Beach Aquatic Community Center (CBACC) located at 3000 Shoshonean Rd, San Pedro, CA 90731 and a vacant triangular lot located at 2114 South Mesa St., San Pedro, CA 90731. The parcels are to be used as an athletic training and boating facility to support national sailing federations and independent athletes training for the Los Angeles 2028 Olympics (LA28 Olympics) and as a recreation and programming facility for community groups. In exchange for operating the Premises for the benefit of national sailing federations, nonprofits, and other community groups, P2P shall not be required to pay the Harbor Department compensation for the use of the Premises between the effective date and the termination date of proposed RP No. 25-32. However, within sixty (60) days after the termination date, P2P shall pay the Harbor Department compensation in the amount of the difference between all gross receipts collected by P2P from any national sailing federations or other entities or individuals related to the use of the Premises and all expenses P2P incurred for operating the Premises for the entire term of RP No. 25-32.

No. 791 between the Harbor Department and CYM grants CYM use of approximately 45.65 acres of property for the construction, operation and maintenance of a facility for recreational vessel marina and related uses, including dry storage of vessels and for incidental purposes. In addition to the space allocated to P2P under RP No. 25-32, P2P has entered into an agreement with CYM for the sublease of the parking lot space located within Parcel No. 1 of the CYM premises. The additional space will be utilized for storage of boats and related equipment by national sailing federations and independent athletes utilizing the adjacent CBACC site.

Proposed First Amendment:

The proposed First Amendment (Transmittal 1) will exempt the sublease between CYM and P2P from the percentage rent requirements currently outlined in No. 791 to reduce the financial burden on P2P for rental of this site from CYM. No. 791 requires CYM to pay five percent of the revenue they receive from P2P in addition to five percent on all revenue generated by P2P. Removing this requirement reduces the financial burden of rent P2P is required to pay CYM, the majority of which would be passed through to the Harbor Department. P2P requires all available revenue to operate and maintain the CBACC and the adjoining CYM site for the benefit of the international sailing community and the local community. RP No. 25-32 already requires P2P to return all excess funds after wind down to the Harbor Department, and therefore, the Harbor Department will be compensated if there are any excess funds at the expiration of RP No. 25-32.

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SUBJECT: FIRST AMENDMENT - CALIFORNIA YACHT MARINA-CABRILLO, LLC

The First Amendment will include:

Summary of Significant Terms:

Provision	Description
Percentage Rent	Percentage Rent shall not be applicable to any subleases or agreements between Tenant [CYM] and non-profit - Pathway to Podium (P2P) for use within Parcel 1 of the Premises.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of an amendment to Concession No. 791, which is an amendment of a lease, license, or permit with negligible or no expansion of use. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of CEQA in accordance with Article III, Class 1(14) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed First Amendment to No. 791 would exempt the sublease between CYM and the non-profit P2P from percentage rent requirements. If approved, the proposed action will not impact the current monthly rent paid by CYM to the Harbor Department, as the potential P2P percentage rent revenue is new revenue not otherwise expected outside the Harbor Department's obligation to stage national sailing federation training leading up to the LA28 Olympics. RP No. 25-32 requires P2P to return all excess funds after wind down to the Harbor Department and therefore the Harbor Department will be compensated if there are any excess funds at the expiration of RP No. 25-32.

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SUBJECT: FIRST AMENDMENT - CALIFORNIA YACHT MARINA-CABRILLO, LLC

CITY ATTORNEY:

The Office of the City Attorney prepared the First Amendment and has approved it as to form and legality.

TRANSMITTAL:

1. First Amendment

FIS Approval: JS
CA Approval: SO

Michael J. Galvin
MICHAEL J. GALVIN
Director of Waterfront & Commercial Real Estate

Michael DiBernardo
MICHAEL DIBERNARDO
Deputy Executive Director

APPROVED:

Erica M. Calhoun for

EUGENE D. SEROKA
Executive Director

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