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November 28, 2023

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. 23-10165 – APPROVE PERMIT NO. 960 BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND CABRILLO BEACH YACHT CLUB

Pursuant to Section 606 of the City Charter, enclosed for your approval is Resolution No. 23-10165 authorizing approval of the proposed successor Permit No. 960 with Cabrillo Beach Yacht Club (CBYC) over a 30-year term for use of City of Los Angeles Harbor Department property located at 211 W. 22nd Street, San Pedro. CBYC currently occupies 403,909 square feet of land and water space at 211 W. 22nd Street, San Pedro, for operation of a yacht club, recreational marina, and a youth sailing program. CBYC is proposing to utilize the premises for operation, maintenance, and construction of structures and facilities for berthing and dry storage of pleasure craft, anchorage office and restrooms, vessel sewage pump out, yacht club center, sale of marine hardware, supplies and equipment, sundry items, refreshment and soft drinks, vessel brokerage, and for incidental purposes. Under the proposed Permit No. 960, minimum annual rent will be \$278,903.28, or \$23,241.94 per month, and increased annually by the greater of zero percent or the annual change in the Consumer Price Index. This rent level represents an increase of \$15,977.04 per year, or 6.1 percent, relative to the minimum annual rent of \$262,926.24 currently received under Concession Agreement 517. CBYC will continue to be subject to percentage rent ranging from 5 – 25 percent of gross income, and rent will continue to be subject to five-year compensation resets. Under the proposed Permit No. 960, CBYC will also take possession of 18,672 square feet of Harbor Department property adjacent to CBYC's existing premises under CA 517. The incorporation of this parcel into CBYC's premises will relieve the Harbor Department of ongoing maintenance expenses associated with maintaining the hillside, gazebo and stairway included therein. 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 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; and
2. APPROVE POLA Resolution No. 23-10165 authorizing approval of Permit No. 960 with Cabrillo beach Yacht Club

Respectfully Submitted,

[Handwritten signature of Amber M. Klesges]

AMBER M. KLESGES
Commission Secretary

cc: Trade, Travel & Tourism Committee
Councilman McOsker
Councilwoman Park, Chair
Councilman Soto-Martinez
Heleen Ramirez, Mayor's Office
Jacqueline Wagner, CAO
Sergio Carrillo, CD15

Erick Martell, Mayor's Office
Stephanie Magnien Rockwell, Harbor Representative
Sandra Fu, CAO
Kevin Brunke, CD11
Tristan Noack, CLA
Anissa Raja, CD15