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February 27, 2018

Mr. Doug Epperhart, President
Coastal San Pedro Neighborhood Council
1840 S. Gaffey Street, Box 34
San Pedro, CA 90731

**SUBJECT: COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL'S RESOLUTION
OPPOSING PRIVATE CONTROL OF THE CABRILLO BEACH YOUTH
WATERFRONT SPORTS CENTER**

Dear Mr. Epperhart,

We are in receipt of your letter dated January 30, 2018 regarding the above-referenced subject matter, as well as various meeting minutes of the Coastal San Pedro Neighborhood Council (CSPNC) regarding opposition to the Port of Los Angeles' (Port) efforts to negotiate with the current tenant, the Los Angeles Area Council of the Boy Scouts of America (BSA).

This response is to provide you with information regarding the events leading to the release of the Request for Proposals (RFP) for the Lease of the Visitor-Serving Commercial Building at 3000 Shoshonean Road, currently the Cabrillo Beach Youth Waterfront Sports Center (CYC), as well as the measures taken to ensure that the Port reached out to all organizations and agencies who were willing and able to undertake the operation and management of the facility. We also want to apprise you of the relevant provisions of our negotiations that relate to the request to increase public participation with the BSA and public access to the site.

The Port made great efforts to give all interested parties an opportunity to participate in the RFP process. We were aware that prior to the expiration of Lease No. 448 with BSA on December 31, 2012, several local community and youth organizations expressed an interest in CYC. Subsequently, on October 9, 2014, an RFP was issued to allow all interested parties an opportunity to participate in a fair and competitive process to lease the subject premises. The RFP had an original due date of November 20, 2014 but in an effort to increase the number of potential respondents, the due date was revised twice, with the final due date being amended to January 15, 2015.

Several parties, including the City of Los Angeles Department of Recreation and Parks (Rec and Parks) were informed of the opportunity, and the RFP was also posted on the Los Angeles Business Assistance Virtual Network and the Port's website. Representatives from AECOM, the

Cabrillo Beach Boosters (CBB), California Yacht Marina (CYM), DoubleTree Hotel, BSA, and Random Lengths News attended the mandatory pre-bid meeting held on November 5, 2014. A tour of the facility was conducted with Rec and Parks staff on December 13, 2014, and another pre-bid meeting and tour was held for representatives from CBB, CYM, ION, John Allan McAllister, and BSA on January 7, 2015.

In spite of our extensive outreach, only a single joint response to the RFP was received from BSA and CBB. Upon reviewing the joint response, it was determined that it would be in the best interest of the Port to cancel the RFP, and in accordance with the Port's Real Estate Leasing Policy, negotiate exclusively with the existing tenant, BSA, who is in good standing. Negotiations were temporarily put on hold to determine whether the City of Los Angeles could enter into an agreement with BSA considering past policies at the national level of the organization. In April 2016, the Harbor Department determined we were permitted to negotiate with BSA for a new long-term permit.

On July 27, 2016, Port staff met with representatives of CSPNC to address their concerns, to discuss BSA's proposed use of the property, and determine how the community's concerns can be accommodated in the proposed permit. Staff diligently listened to the concerns and in several areas these concerns were shared by the Port and have been incorporated into the negotiation process.

The proposed permitted use is primarily for a nonexclusive youth camp and community center that provides access and use to organized public and private groups. Since the inception of Lease No. 448, BSA has made its facility available to organized youth groups from all over California, and will continue to do so. The proposed use supports the State of California Tideland Trust that mandates that Harbor Department property is utilized and made available for the benefit of the citizens of the entire State of California and not just for the local community.

As part of the proposed new lease the following provisions relating to public use and future improvements are included:

1. BSA shall continue to host public events such as the community's annual Fourth of July Spectacular and American Red Cross training. BSA shall make the facilities available to the public at fair and reasonable rates and provide rental of related office and retail sales spaces. Events related to non-profit, youth-based organizations shall have priority over all other permitted uses. BSA shall sponsor at least two events per year which are open and available to the general public. It is noted that BSA currently collaborates with Rec and Parks to conduct seminars, presentations and instructional classes.
2. The City may, at no charge, be allowed occasional temporary use of available banquet and meeting spaces for City related business so long as it does not interfere with BSA's scheduled programs or their ability to charge the normal rate to non-City paying customers for use of the same space.

3. BSA is required to establish an advisory committee to assist with decisions and establish policies for activities and public use of the premises. The committee should include representatives from BSA, CSPNC, the San Pedro Chamber of Commerce, and the Port.
4. BSA will be responsible for all costs, including but not limited to, the development, construction, maintenance, environmental, permitting, design, and repairs for all improvements on the premises. Additionally, BSA will be required to complete various maintenance and improvement projects, estimated to cost approximately \$400,000, during the first five years of the permit. A detailed schedule of such maintenance, repair and improvement projects has been established with required milestones and deadlines to ensure that BSA completes the projects in a reasonable time. It is proposed that every five years thereafter, BSA's maintenance and improvement schedule will be reviewed jointly by the BSA and Harbor Department staff. The evaluation will include a review of the past five years' projects, adjustments to the schedule, and development of a budget and schedule for the next five-year period.

We have made significant progress in moving towards the completion of a new permit with BSA that provides consistent year-round operation and management of the facility; use of the property by various organized youth groups; use by the public when allowable considering the primary youth recreational use and the need to provide a safe and secure environment for youth using the site; provides a pathway to address the deferred maintenance and ongoing improvements; and provides a process for the community to have its concerns heard and accommodated when not in conflict with the primary use.

In light of the above information, we request that the CSPNC provide the Port with suggestions no later than March 31, 2018 that could be incorporated as obligations in the lease to optimize the use of the property by delivering or exceeding the benefits to be provided by BSA to the citizens of the State of California, while being mindful of the primary permitted use as a youth camp facility.

If you have any questions, please do not hesitate to contact Rica Viola of the Waterfront and Commercial Real Estate Division at (310) 732-3329.

Sincerely,



EUGENE D. SEROKA
Executive Director

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cc: Council District 15
Boy Scouts of America
Augie Bezmalinovich