



# COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

December 16, 2016

Gene Seroka  
Executive Director  
Port of Los Angeles  
425 S. Palos Verdes Street  
P.O. Box 151  
San Pedro, CA 90733-0151

**Adele Healy**  
President

**Brian Vassallo**  
Vice President

**George Palaziol**  
Secretary

**Robert Campbell**  
Treasurer

Dear Mr. Seroka,

For well over a decade, the Coastal San Pedro Neighborhood Council (CSPNC) has repeatedly engaged with the Port of Los Angeles about the disposition of the Cabrillo Beach Youth Waterfront Sports Center. At this time we are requesting a minimum of 60 days for comment on the draft lease when it is issued, prior to a vote by either the Board of Harbor Commissioners or the City Council.

With the ending of the long-term lease that had been held by the Los Angeles Area Council Boy Scouts of America, it became possible to envision making that facility and shoreline available for public use, instead of continuing on as a private commercial property. In a number of motions over many years, the CSPNC strongly expressed the wish of San Pedro residents that this section of shore and these facilities should become part of the public sphere, complementing and completing the ongoing revitalization of the harbor shoreline.

The Council was disappointed by the 2014 issuance of a Request for Proposals for a “Lease for Visitor-Serving Commercial Area”. The RFP specified that the tenant for the site would be one of “... restaurants, maritime-related offices, visitor-serving retail, harbor tour vessels, sport fishing, museums, community centers, conference centers, youth camps, and exhibit space” — a private, rather than public, ground lease.

The CSPNC appreciates the briefings it has received over the last year regarding the progress of the lease negotiations with the chosen entity, the Boy Scouts of America. In those briefings, we have been assured that public access is being considered as the operating details of the lease are developed.

This community has been concerned about the disposition of this site for a long time, and we strongly believe that adequate local input to the Board of Harbor Commissioners and the City Council is necessary when the draft lease is issued. Briefings during lease negotiations cannot substitute for responsible examination of the draft lease itself.

Because of the monthly meeting schedule of the all-volunteer Neighborhood Councils, it is impractical to solicit and summarize public input in under 60 days. Therefore we request a minimum of 60 days to comment after issuance of the draft lease for the Cabrillo Beach Youth Waterfront Sports Center, prior to its being brought to a vote at either the Board of Harbor Commissioners or the City Council.



After a decade of deliberations, surely it is not too much to ask that the community be given a reasonable chance to examine and comment on the lease that will control a section of our shoreline for decades to come.

We thank you for your consideration on this matter, and request that you communicate your decision to us at your earliest opportunity.

Yours sincerely,



Adele Healy  
President  
On behalf of the Coastal San Pedro Neighborhood Council Board