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*Executive Director*

March 31, 2021

Ms. Carrie Scoville, President  
Central San Pedro Neighborhood Council  
1840 S. Gaffey Street, Box 212  
San Pedro, CA 90731

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

Dear Ms. Scoville and Mr. Epperhart:

**Re: Lots E & F for emergency temporary use for the homeless**

Thank you for your recent letters requesting the use of Port of Los Angeles Lots E & F as an emergency temporary location for individuals experiencing homelessness in San Pedro. The rising population of people experiencing homelessness affects everyone in our community and beyond; however, there are two primary reasons why these lots will not be used for the purpose you have proposed:

First, as I discussed in a recent Harbor Commission meeting, these lots are situated on a site that contains contaminated soil. The site is currently under oversight by the Los Angeles Regional Water Quality Control Board, and use of it for homeless individuals could jeopardize their health. Once cleanup of the contaminated soil is completed, a health risk assessment must be conducted to consider what types of uses are appropriate for this location going-forward.

Second, Lots E & F are currently being used to support development of the waterfront. Specifically, they are needed as overflow parking lots by tenants of the former Ports O' Call (POC) site. When the main POC lot reaches capacity, cars are then directed to Lots E & F. In fact, Lots E & F are so well used that the San Pedro Historic Waterfront Business Improvement District's rubber tire trolley includes a designated stop there to pick up visitors and take them to and from the former POC site. The lots are also used by Port Police, who routinely deploy officers on the weekends for traffic control in and around the former POC area.

In the future, parking capacity will be further impacted by Harbor Department development of the former POC site – which includes Phase 2 of the Main Channel Promenade and the ground-up construction of the future West Harbor commercial development. These lots will be lay-down space for construction materials and equipment.

Currently, the former POC site maintains several very successful businesses, including the Crusty Crab, International Café, Harbor Breeze Cruises and the San Pedro Fish Market – one of the largest and busiest restaurants in the California. We want to keep existing businesses operational as we transition into the new West Harbor development in order to maintain and grow a visitor base. Moving forward, Lots E & F will be strategic to maintaining and growing business at this centrally located LA Waterfront destination.

Site contamination and the use of Lots E & F to support waterfront parking and construction make it infeasible to dedicate these lots for the uses you have proposed. We will continue to support the City in its efforts to address homelessness, within our Tidelands Trust obligations.

Please remain in contact with Community Affairs Advocate Augie Bezmalinovich, to whom you can direct further questions or concerns. Thank you once again for reaching out to us with this suggestion.

Sincerely,



EUGENE D. SEROKA  
Executive Director

cc: Councilmember Joe Buscaino  
Board of Harbor Commissioners, Port of Los Angeles  
Betty T. Yee, State Land Commission  
James Campeau  
Thomas Gazsi, Deputy Executive Director, Chief of Los Angeles Port Police  
Michael DiBernardo, Deputy Executive Director  
Antonio V. Gioiello, Deputy Executive Director  
David Libatique, Deputy Executive Director  
Erica M. Calhoun, Chief of Staff  
Michael Galvin, Director of Waterfront and Commercial Real Estate  
Chris Cannon, Director of Environmental Management  
Arley Baker, Senior Director of Communications  
Theresa Adams-Lopez, Director of Community Relations  
Augie Bezmalinovich, Community Affairs Advocate  
Cecilia Moreno, Community Affairs Advocate