



AMERICA'S PORT®

# Pathway to Podium Revocable Permit

Presented by:

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Director Waterfront and Commercial Real Estate

Presented to:

BOARD OF HARBOR COMMISSIONERS

04/30/26



# 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. Find that it is in the best interest of the City of Los Angeles Harbor Department to grant Revocable Permit No 25-32 at a reduced rate to P2P in exchange for providing significant public benefit, including providing community access and programming and operating the Premises as a national sailing federation training facility in anticipation of the LA28 Olympic sailing events;
3. Approve Revocable Permit No. 25-32 between the City of Los Angeles, a municipal corporation, acting by and through its Board, and Pathway to Podium, a California nonprofit corporation;
4. Authorize the Executive Director to execute Revocable Permit No. 25-32; and
5. Adopt Resolution No. \_\_\_\_\_.

Wilmington

Downtown Long Beach

Port of Long Beach

Terminal Island

Port of Los Angeles

San Pedro

Project Site

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CABRILLO BEACH AQUATIC  
COMMUNITY CENTER  
(CBACC)

# Los Angeles 2028 Olympics

- Six Sailing Events
- Venue Location:
  - Outer Harbor (Spectator area)
  - Marinas wet slips
  - Storage
  - Parking
  
- Venue Pre Olympics Training
  - Proposed location CBACC
  - POLA required to provide national federations access, organization, facilities to allow for training from present to game time





# Pathway to the Podium

- Nonprofit led by a seven-member Board of Directors and Advisory Board
- Board members have successfully staged world sailing championships at the CBACC
- Purpose: Provide continued community access and facilitate Olympic sailing training
- Revenue: Pathway will provide fee based services to national sailing federations and independent athletes
- Expenses: Pathway will use revenue to offset cost of operating training base and community access

# Revocable Permit Terms

- Permitted Uses - providing access to community groups and services to national sailing federations and independent athletes including storage space, access to training courses, athlete amenities.
- Agreement Type - Month-to-month revocable permit.
- Maintenance – Tenant - Cosmetic and non-structural routine maintenance of buildings and generally keep and maintain the Premises in a safe, clean, and sanitary condition.
- Maintenance - Harbor Department - all utilities and obligated to maintain all improvements not covered by the Tenant.
- Compensation - Free of compensation during the term of the permit. Any surplus funds of the nonprofit remaining after the termination of RP 25-32 shall be paid as compensation to POLA.
- Indemnity – Limited to any funds generated by P2P’s operations and any available insurance proceeds. The default and indemnity provisions provide for this limitation because P2P has no ability to obtain financial gain from this tenancy.

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THANK YOU



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