



**THE PORT  
OF LOS ANGELES**

Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: APRIL 22, 2026**

**FROM: WATERFRONT AND COMMERCIAL REAL ESTATE**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - APPROVAL OF REVOCABLE PERMIT  
NO. 25-32 BETWEEN THE CITY OF LOS ANGELES AND PATHWAY TO PODIUM**

**SUMMARY:**

Staff requests approval of proposed Revocable Permit No. 25-32 (RP 25-32) with a nonprofit, Pathway to Podium (P2P), and the City of Los Angeles, acting by and through its Board of Harbor Commissioners (City) for the operation and maintenance of the Cabrillo Beach Aquatic Community Center (CBACC), located at 3000 Shoshonean Rd, San Pedro, CA 90731, and a vacant triangular lot located at 2114 South Mesa St., San Pedro, CA 90731. The parcels are to be used as an athletic training and boating facility to support national sailing federations and independent athletes training for the Los Angeles 2028 Olympics and as a recreation and programming facility for community groups.

The Port of Los Angeles Leasing Policy states that rent, fees, and charges for use of Port property must reflect fair market value; however, the proposed revocable permit would be at reduced compensation due to substantial community benefits provided by P2P. Within 60 days after the termination date, P2P shall pay the Harbor Department compensation in the amount of the difference between all gross receipts collected by P2P from any national sailing federations or other entities or individuals related to the use of the Premises and all expenses P2P incurred for operating the Premises for the entire term of RP 25-32. The property is being offered at reduced compensation in exchange for P2P providing valuable public benefits and services, including facilitating community access and programming between now and the Olympics, which will enhance future public access opportunities. Additionally, P2P will manage national federation sail training, which is an obligation the Port has as part of staging six Olympic sailing events at the adjacent Olympic sailing venue.

**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

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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. \_\_\_\_\_.

**DISCUSSION:**

Background/Context – The City of Los Angeles Harbor Department (Harbor Department) is working with the Los Angeles Organizing Committee for the Olympic and Paralympic Games 2028 to stage six sailing events for the 2028 Olympic Games at the Port of Los Angeles (POLA). The proposed sailing events will showcase POLA’s outer harbor as the west coast’s premiere sailing venue that allows athletes to compete in a stadium setting with the capacity for thousands of spectators in the legendary wind conditions at POLA known as Hurricane Gulch.

As the host for the sailing events, the Harbor Department is tasked with coordinating training operations for national sailing federations. Training in the actual venue in the years prior to the games is routine practice for sailing due to the unique wind and climate characteristics of individual sailing venues. Staff have been working diligently to partner with an organization that can successfully host training for national sailing federations and independent athletes at the CBACC facility and open the site for larger community access.

CBACC Future Plan

Since taking possession of the CBACC site in January 2026, staff have engaged in a comprehensive physical assessment of the facility to prioritize necessary maintenance and capital improvements required to reposition the property for future use. Preparing the site minimally for Olympic sail training and maximally for expedited reopening for larger-scale community use will take immediate and significant investment, as the facilities on the site are suffering from various deferred maintenance issues.

The Harbor Department continues to develop our deferred maintenance and improvement budget as the site assessment continues, which will include general deferred maintenance and installation and purchase of infrastructure, including modular docks, decking, and other items listed below.

A future proposed competitive bid process will provide an opportunity to attract a long-term tenant focused on delivering increased youth programming, community engagement, and future capital investment. In the interim, Olympic sailing events require

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a training base for athletes and provide an opportunity to highlight the value of the property as a high-performance sailing center and community aquatic and education center. Aquatic sports are just one of many future uses that may be considered to fully unlock the site's value for local and regional youth and our larger harbor communities.

Olympic Sail Training

Staff is working with a proposed local nonprofit, P2P, to operate an Olympic sailing training facility from May 2026 through the conclusion of the Olympic Games. P2P has extensive sailing and community engagement knowledge as the Board of Directors consists of local youth sailing operators, yacht club members, and community youth organization leaders (Transmittal 1) who have successfully staged world sailing championships at the CBACC and run large-scale youth education and workforce development programs. P2P also includes an advisory board that has extensive experience in youth education and workforce training, both in trades and science (Transmittal 2). P2P will provide services to national sailing federations and independent athletes that include secured storage space, access to training courses, athlete amenities (rest rooms, meeting rooms, parking, etc.), and coordination with other POLA stakeholders. P2P will also provide access to community groups, with the expectation that access to the site will be increased through various programs that the site can accommodate after upgrades are complete. The proposed training facility premises (Transmittal 3) will include the CBACC premises as a boat launch site and a location for numerous international sailing competitions that will be staged as POLA builds up to the Olympic Games. Additional property under the control of adjacent private marinas will be used for in-water boat berthing and container staging by national sailing federations and independent athletes for storage of boats, equipment, and office workspace.

P2P has established a nonprofit solely purposed to facilitate sailing training and community access at CBACC, as detailed in the attached articles of incorporation (Transmittal 4). P2P has developed a budget to fund its operations through revenue derived from users of the training facility (Transmittal 5). After the conclusion of the Olympic Games, any surplus of funds from the nonprofit will go towards facility improvements and/or programming at CBACC, and upon termination of RP 25-32, any remaining surplus funds will be paid as compensation to POLA.

Approving RP 25-32 (Transmittal 6) with P2P to open the facility for training, regattas, and the Olympic games is an opportunity to expedite POLA's long-term development objectives for this site, which will include community and high-performance sailing, continued community programming and access, nonprofit youth education, workforce training, and recreation programs that collectively maximize utilization of this long underutilized waterfront facility.

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PROPOSED GENERAL TERMS OF REVOCABLE PERMIT:

1. Premises

3000 Shoshonean Rd, San Pedro, CA 90731, and a vacant triangular lot located at 2114 S Mesa St., San Pedro, CA 90731. The City shall deliver to P2P Parcels 1 and 4, as delineated on Exhibit A attached to RP 25-32, upon execution of this entitlement. The Executive Director is delegated the authority to thereafter deliver Parcels 2 and 3 to P2P, once improved upon by the City, by mutual agreement with P2P and by written amendment to RP 25-32, without further action of the Board.

2. Permitted Uses

Use of the premises will be limited to providing services to national sailing federations and independent athletes that include secured storage space, access to training courses, athlete amenities (restrooms, meeting rooms, parking, etc.), and providing access for community groups who currently use or desire to use the facilities.

3. Agreement Type

Month-to-month revocable permit commencing upon execution of the Executive Director.

4. Maintenance - Tenant

Tenant shall provide light cosmetic and non-structural routine maintenance of the buildings, the boathouse, and outside restrooms; provide dumpsters and keep the Premises free of rubbish, debris, and litter; clean storm water catch basins; and generally keep and maintain the Premises in a safe, clean, and sanitary condition.

5. Maintenance - City

The Harbor Department will be responsible for all utilities and obligated to maintain all improvements not covered by the Tenant.

6. Compensation

It is proposed that this occupancy be free of compensation during the term of the permit in recognition of the public service being provided by the operation and maintenance of a facility available for use by a broad range of organizations. Any surplus funds of the nonprofit remaining after the termination of RP 25-32 shall be paid as compensation to POLA.

Tenant shall annually report in writing to the Executive Director the following information, as applicable:

- i. The number of individuals Tenant employed and their salaries;
- ii. The number of volunteers Tenant recruited, the total hours they worked, and the activities they performed;

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- iii. A summary of all National Sailing Federation training activities on the Premises and adjacent properties
- iv. A schedule of all non-National Sailing Federation events, activities, and programming on the Premises with the following details:
  - o Date and time;
    - Name of nonprofit, other community group, or individuals;
    - Nature of event, activity, or programming;
  - o Whether the nonprofit, other community group, or individuals paid any fees or other compensation for use of the Premises or other services;
  - o The number of students served through programs on the Premises in the following categories:
    - Kindergarten - Sixth (6th) grade;
    - Middle School; High School; and
    - College students;
  - o Any other information deemed appropriate by the Tenant to illustrate services and public and economic benefits provided by Tenant operations.

**7. Indemnity**

The City's ability to seek any damages against the Tenant for breach of this Revocable Permit or negligence is 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 any financial gain from this tenancy. The Tenant is a non-profit organization, managed by uncompensated volunteer directors that was set up for the limited purpose and duration of providing training facilities to National Sailing Federations (NSFs) as is required as part of the negotiations between the Harbor Department and the Los Angeles Organizing Committee for the Olympic and Paralympic Games 2028 and to accommodate legacy and new users of the Premises to the extent Tenant's financial and other resources can provide those accommodations. Tenant's source of funds is almost exclusively derived from license and other fees charged to the NSFs and fees charged to the legacy users which tenant has limited ability to increase. The Revocable Permit requires all excess funds following winding down of the Nonprofit to be returned to the Harbor Department following termination of the tenancy.

In order to document the compensation ultimately due to POLA upon the termination of RP 25-32, P2P shall also provide the Executive Director an annual report of all gross receipts and operating expenses and a final certified financial statement upon termination of RP 25-32.

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**ENVIRONMENTAL ASSESSMENT:**

The proposed action is the approval of proposed RP with P2P for the operation and maintenance of the CBACC and a lot located at 2114 South Mesa Street, which is the issuance of any permit to use an existing structure or facility involving negligible or no expansion of use. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of CEQA in accordance with Article III Class 1(14) of the Los Angeles City CEQA Guidelines.

**FINANCIAL IMPACT:**

Approval of proposed Revocable Permit will allow P2P to use Harbor Department property located at 3000 Shoshonean Rd., San Pedro, CA 90731, and a vacant triangular lot located at 2114 South Mesa St., San Pedro, CA 90731.

In exchange for operating the Premises for the benefit of national sailing federations, nonprofits, and other community groups, P2P shall not be required to pay the Harbor Department compensation for the use of the Premises between the effective date and the termination date of proposed RP 25-32. However, within sixty (60) days after the termination date, P2P shall pay the Harbor Department compensation in the amount of the difference between all gross receipts collected by P2P from any national sailing federations or other entities or individuals related to the use of the Premises and all expenses P2P incurred for operating the Premises for the entire term of RP 25-32.

The Harbor Department will be financially responsible for all utilities and completing deferred maintenance items, including, but not limited to: maintenance and repair of the pool, maintenance and repair of all roofs, and repairs to fire/life/safety systems on Harbor Department improvements. Staff estimates that the Harbor Department will incur approximately \$1,262,179 in costs in the short term to address deferred maintenance needs required to activate the site through the summer of 2026. Additional due diligence is required for estimating costs to make more significant repairs to the pool and structural components of the building. P2P will be financially responsible for all other costs not covered by the Harbor Department.

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**CITY ATTORNEY:**

The Office of the City Attorney has reviewed RP 25-32 and approved it as to form and legality.

**TRANSMITTALS:**

1. Pathway Board of Directors
2. Pathway Advisory Board
3. Proposed training facility premises
4. Pathway articles of incorporation
5. Pro Forma Financials
6. Revocable Permit 25-32

FIS Approval: 93  
CA Approval: 50

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