

APPROVED

JUL 14 2010

REPORT OF GENERAL MANAGER

NO. 10-195

DATE July 14, 2010

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK – AGREEMENT AND GRANT OF EASEMENT AND  
ACCEPTANCE OF STATE OWNED PROPERTY FOR THE CONSTRUCTION  
AND OPERATION OF A HOLOCAUST MUSUEM

R. Adams	_____	F. Mok	_____
V. Israel	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<i>[Signature]</i>
S. Huntley	_____		

*[Signature]*  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve a proposed Agreement and Grant of Easement, substantially in the form on file in the Board Office, between the City and the State of California for the acceptance of an easement by the City over State-owned property for the installation, repair, and operation of conduit and utility services on a portion of Pan Pacific Park, subject to the approval of the Mayor and of the City Attorney as to form;
2. Accept the conveyance of State-owned property, described in the body of this report, for the construction and operation of the Los Angeles Museum of the Holocaust (Holocaust Museum);
3. Adopt the Resolution, on file in the Board Office, accepting the easement and conveyance of real property from the State of California, and directing staff to assist the Department of General Services, the Office of the City Attorney, and other City entities in the processing of the easement over and conveyance of State property to the City;
4. Authorize the Department's Chief Accounting Employee to transfer \$6,000 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Pan Pacific Park Account 460K-WV;

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5. Approve the allocation of \$6,000 in Quimby Fees from the Pan Pacific Park Account 460K-WV for the project, as described in the body of this report;
6. Direct the Board Secretary to transmit the Agreement and Grant of Easement to the Mayor's Office for review pursuant to Executive Directive No. 3, and to the City Attorney for review and approval as to form;
7. Authorize the Board President and Secretary to execute the Agreement and Grant of Easement and other documents related to the granting/acceptance of the subject easement and conveyance of the State property upon receipt of the necessary approvals; and,
8. Upon the successful close of escrow, direct the Board Secretary to accept the Grant Deeds to the parcels, which are to be set apart and dedicated as park property in perpetuity.

### SUMMARY:

On May 16, 2007, the Board approved (Board Report No. 07-111) the location of the Holocaust Museum in a portion of Pan Pacific Park adjacent to the Los Angeles Holocaust Monument. On that day, the Board also approved a lease agreement for the use of a portion of Pan Pacific Park for the construction and operation of the Holocaust Museum subject to the transfer of title to Pan Pacific Park to the City by the State of California. It should be noted that the Pan Pacific Park is owned by the State of California but operated by the City through a project cooperative agreement executed in 2000. On June 26, 2007, the City Council approved the lease agreement and adopted the Initial Study and Mitigated Negative Declaration (IS/MND) associated with the project.

On November 9, 2007, the Board approved (Board Report No. 07-258) the transfer of a portion of the State Property (approximately 0.80 acres) to the City for the construction of the Holocaust Museum.

Subsequent to the above actions, it was discovered that utilities needed for operation of the Holocaust Museum could only be accessed from Beverly Boulevard. Consequently, the utility lines would have to be built under property still owned by the State (Exhibit A). In addition, the bus turnaround required to service the busses that are expected to bring children to the Holocaust Museum was to be built on property still owned by the State (Exhibit B).

After discussions with State Officials, it was decided that the State would grant the City an easement over property where the utility lines are to be installed and convey additional State property where the bus turnaround is to be constructed. The alignment and location of the proposed easement are indicated on Exhibit A. The property to be conveyed to the City is indicated on Exhibit B. The property measures approximately 3,444 square feet or 0.08 acres.

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Environmental issues and concerns associated with the construction and operation of the Holocaust Museum were addressed in the Final IS/MND prepared in May 2007 in compliance with the requirements of the California Environmental Quality Act (CEQA). With regards to the proposed easement and property conveyance, staff has determined that the due diligence and CEQA compliance has been satisfactorily addressed in the Final IS/MND. Therefore, no further environmental site assessment or CEQA review is required.

### FISCAL IMPACT STATEMENT:

There will be minimal fiscal impact to the Department's General Fund. The easement and conveyance are being granted to the City at no cost. There may be some associated transfer fees as determined by the Department of General Services. It is anticipated that these fees will not exceed \$6,000. Funds for these costs will be paid from Quimby Fees and are available from Fund 302, Department 89, Account 460K-WV, WO#PRJ20489.

This report was prepared by Cid Macaraeg, Senior Management Analyst II, of the Department's Real Estate and Asset Management Section.

Scale: 1" = 100'

# Exhibit A



