

APPROVED
MAY 04 2011

REPORT OF GENERAL MANAGER

NO. 11-120

DATE May 4, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK – AMENDMENT TO LEASE AGREEMENT BETWEEN
LOS ANGELES MUSEUM OF THE HOLOCAUST AND CITY OF LOS
ANGELES

R. Adams _____
H. Fujita _____
V. Israel _____
K. Regan _____
*M. Shull MS
N. Williams _____

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Amendment to the Lease Agreement, substantially in the form on file in the Board Office, between the Los Angeles Museum of the Holocaust and the City of Los Angeles (City) for the use of a portion of the City's Pan Pacific Park for the construction and operation of the Holocaust Museum, subject to the approval of the Mayor and the City Council and the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Amendment 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; and,
3. Authorize the Board President and Secretary to execute the Amendment upon receipt of the necessary approvals.

REPORT OF GENERAL MANAGER

PG. 2 NO. 11-120

SUMMARY:

On May 16, 2007, the Board approved (Board Report No. 07-111) the relocation of the Los Angeles Museum of the Holocaust (Museum) to a portion of Pan Pacific Park. By the same action, the Board also approved a 50-year lease agreement for the use of a portion of Pan Pacific Park for the construction at the Museum's sole cost of the Museum building. Construction on the Museum began in October 2008 and was completed in late 2010, with a certificate of occupancy being issued in October of the same year.

The Museum is requesting the lease agreement be amended to allow the Museum to operate on Saturdays and Sundays. The proposed lease Amendment will modify Section 5.2.1 of the lease to delete the phrase that reads: "and shall be closed on Saturdays as well in accordance with the Jewish Sabbath." The new section shall read: "The Holocaust Museum shall be open to the general public on a year round basis no less than two-hundred and fifty (250) days per year and serve the public of Los Angeles (January 1 through December 31).

The proposed Amendment will also amend Section 19.2 of the lease and change the address where the Museum and the Department of Recreation and Parks receive legal notices. Their respective new addresses are as follows:

The Museum:
Los Angeles Museum of the Holocaust
100 South The Grove Drive
Los Angeles, CA 90036

The City:

City of Los Angeles
Department of Recreation and Parks
221 North Figueroa Street, Suite 1510
Los Angeles, CA 90012

The Department's staff has received several letters from members of the neighboring community expressing concerns about the lack of parking in the area. These community members expressed opposition to the Museum's request to expand their operations to Saturdays and Sundays because parking at the Pan Pacific Park Recreation Center could be impacted by allowing the Museum to operate as requested. The Museum is required to provide twenty-eight (28) parking spaces. Parking for museum patrons will be provided on site in the Museum's underground parking garage. An additional fifty (50) parking spaces will be provided at the CBS Television Network (CBS) parking lot located at 7800 Beverly Boulevard, Los Angeles, California pursuant to a separate agreement between the Museum and CBS. The Museum will station staff near the Pan

REPORT OF GENERAL MANAGER

PG. 3 NO. 11-120

Pacific Recreation Center's parking lot for the purpose of directing Museum patrons to park at either the underground parking garage or at the CBS parking lot.

FISCAL IMPACT:

There is no fiscal impact to the Department's General Fund resulting from the approval of the proposed Amendment.

This report prepared by Cid Macaraeg, Sr. Management Analyst II, Real Estate and Asset Management, Planning, Construction and Maintenance Branch.