

APPROVED
SEP 17 2008

REPORT OF GENERAL MANAGER

NO. 08-269

DATE September 17, 2008

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK- MUSEUM OF THE HOLOCAUST - FINAL APPROVAL
OF CONSTRUCTION PLANS

| | | | |
|------------|-------|-----------|-------|
| R. Adams | _____ | J. Kolb | _____ |
| H. Fujita | _____ | F. Mok | _____ |
| S. Huntley | _____ | K. Regan | _____ |
| V. Israel | _____ | *M. Shull | _____ |

FOR

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the final construction plans as described in the body of this report.

SUMMARY:

On May 16, 2007, the Board approved the lease agreement between the City and the Los Angeles Museum of the Holocaust (LAMH) for the use of a portion of Pan Pacific Park for the construction and operation of a holocaust museum (Board Report No. 07-111). The Board also recommended for approval an Initial Study and Mitigated Negative Declaration (IS/MND) and the associated Mitigation Monitoring Reporting Plan for the subject project. On June 26, 2007, the City Council approved the lease agreement and adopted the IS/MND. At the time of these approvals, ownership of the Pan Pacific Park belonged to the State of California. The City had operational jurisdiction over this property through an Operating Agreement in force since 1988. The approval of the lease agreement with the LA Holocaust Museum (LAMH) was subject to the transfer of title of Pan Pacific Park to the City by the State.

On November 9, 2007, the Board approved a transfer agreement with the State for the transfer to the City of a 0.80 acre portion of the park where the holocaust museum was to be situated (Board Report No. 07-258).

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At the time of the two prior approvals, the final plans for the holocaust museum were not yet complete. As required, the LAMH has submitted to Department staff the final construction plans for review and approval. Department staff has reviewed these and are satisfied. Therefore, staff recommends approval of the plans to allow for construction to begin. As indicated in prior Board reports and the lease agreement, all costs for the construction of the museum will be the responsibility of the LAMH.

It should be noted that the construction plans for the museum require that “tie-backs” be constructed to provide stability to the underground structure. These require that portions of the “footings” be constructed on a portion of Federal Property (US Post Office) to the north and on a portion of Pan Pacific Park still owned by the State to the south (Please see Exhibit 1). LAMH must obtain approval from these two agencies prior to the start of construction. Further, the plans call for some improvements to a catch basin (Exhibit 2) and the installation of a sewer connection (Exhibit 3). These improvements are also on State owned property and LAMH must obtain approval for this work.

The current estimate for the construction of the museum is \$11.5 million. LAMH has shown that it has donations and pledges of over \$12 million.

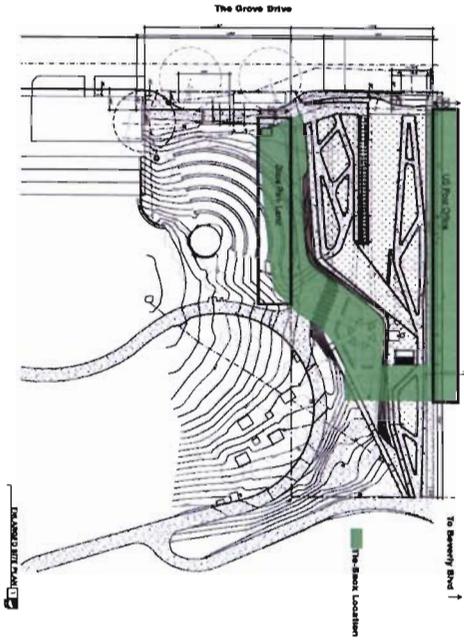
FISCAL IMPACT:

There is no fiscal impact to the General Fund as all costs for the construction and future operation of the Holocaust Museum are the responsibility of LAMH.

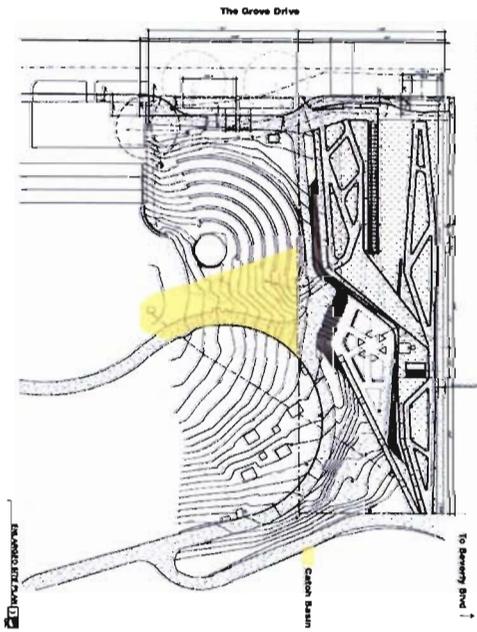
This report was prepared by Cid Macaraeg, Senior Management. Analyst II, Real Estate and Asset Management Division of the Planning and Development Branch

EXHIBITS

1. TIE-BACK LOCATION



2. CATCH BASIN



3. SEWER CONNECTION

