

SPECIAL MEETING MINUTES

BOARD OF RECREATION AND PARK COMMISSIONERS OF THE CITY OF LOS ANGELES

Tuesday, May 23, 2017

CALL TO ORDER

The Board of Recreation and Park Commissioners of the City of Los Angeles convened the Special Meeting in Grace E. Simons Lodge at 9:00 a.m. Present were President Patsaouras, Commissioner Melba Culpepper, Commissioner Pilar Diaz, and Commissioner Misty Sanford. Also present were, Michael A. Shull, General Manager, and Deputy City Attorney IV Mike Dundas.

The following Department staff members were present:

Anthony-Paul Diaz, Executive Officer and Chief of Staff
Vicki Israel, Assistant General Manager, Recreation Services Branch
Cathie Santo Domingo, Superintendent of Planning, Maintenance and Construction Branch

NEIGHBORHOOD COUNCIL COMMENTS

There were no comments from the Neighborhood Council Representatives relative to the Agenda Items being considered.

BOARD REPORTS

17-134

SOUTH LOS ANGELES WETLANDS PARK – LEASE AGREEMENT WITH MUSEUM ASSOCIATES DBA THE LOS ANGELES COUNTY MUSEUM OF ART FOR THE USE OF A PORTION OF THE SOUTH LOS ANGELES WETLANDS PARK FOR THE RENOVATION AND REHABILITATION OF BUILDING 71 AND OPERATION OF A PROPOSED MUSEUM; CONSIDERATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR), FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS AND ACCOMPANYING MITIGATION MEASURES, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SOUTH LOS ANGELES WETLANDS PARK PROJECT EIR (SCH NO. 2007051122)

Board Report No. 17-134 was continued for consideration at a later date.

17-135

EXPOSITION PARK – LUCAS MUSEUM OF NARRATIVE ART (MUSEUM) – LEASE AGREEMENT WITH THE 6TH DISTRICT AGRICULTURAL ASSOCIATION (STATE) FOR THE USE OF CITY/PARK PROPERTY FOR THE PROPOSED MUSEUM; AMENDMENT TO GROUND LEASE AGREEMENT WITH STATE FOR USE OF STATE PROPERTY FOR PLAYFIELD PURPOSES; CONSIDERATION OF THE EIR, FIRST ADDENDUM, SECOND

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**ADDENDUM, THIRD ADDENDUM, FOURTH ADDENDUM, AND
ERRATA, FINDINGS, STATEMENT OF OVERRIDING
CONSIDERATIONS AND ACCOMPANYING MITIGATION
MEASURES AND MITIGATION MONITORING PROGRAM FOR
THE LOS ANGELES MEMORIAL COLISEUM RENOVATION
PROJECT EIR (SCH NO. 1990011065)**

Cid Macaraeg, Senior Management Analyst II of the Planning, Maintenance and Construction Branch, presented Board Report No. 17-135 for adoption of a proposed Resolution authorizing the Department to enter into a proposed fifty-year Lease Agreement (Lease) with the 6th District Agricultural Association (State) for the use of the Leighton Avenue parcels for the construction and operation of a portion of the proposed open space landscaping of the Lucas Museum of Narrative Art (Museum) in accordance with Charter Section 594, for the construction and operation of an underground parking garage in accordance with Charter Section 596, and for authorization to amend the existing lease with the State for the City's Playfield at EXPO Center; authorization of the Department's General Manager or designee to negotiate the proposed Lease with the State for the use of the Leighton Avenue parcels for the construction and operation of a portion of the proposed Museum and for construction and operation of the underground parking garage, consistent with the terms set forth in Board Report No. 17-135, subject to approval of the Mayor and, as to the use of the subsurface space, the City Council, and approval of the City Attorney as to form; authorization of the Department's General Manager or Designee to negotiate an Amendment to the Ground Lease Agreement (Ground Lease) with the State for the use of State property, measuring approximately 154,800 square feet or 3.55 acres, for Playfield purposes at Exposition Park, subject to approval of the Mayor and approval of the City Attorney as to form; and approval of the finding, pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15163, and 15164, in consideration of the whole of the administrative record, that the project was adequately assessed in the previously certified Environmental Impact Report (EIR), First Addendum, Second Addendum, Third Addendum, Fourth Addendum, and Errata, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065); and approval of the finding that no subsequent EIR, Negative Declaration, or further addendum or other CEQA analysis is required for approval of the project and the actions before the Board.

Board Report No. 17-135 was amended to incorporate the following language into the Lease Agreement (Lease) and Ground Lease Agreement (Ground Lease) Sections of the Summary:

Lease Agreement (Lease)

Two (2) parcels within the project area, Lots 101 and 102 on Leighton Street are City-owned lots under RAP's jurisdiction (Exhibits B-1 and B-2). These lots measure approximately 19,800 square feet or 0.45 acres and are currently used for parking. In addition, the City also owns a small sliver of land not currently in use, which is no wider than a sidewalk and juts directly out of from the Leighton Street parcels north along Vermont Avenue. Taken all together, the property is to be part of an open and landscaped area with walking paths and a tri-level underground parking garage (Exhibit C). The proposed Lease will have a term of fifty (50) years that would allow for the construction of a public open space area and a tri-level subterranean public parking structure. According to the State, the surface public open space area is to be maintained and operated by the Museum, and the subterranean public parking

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structure is to be maintained and operated by the State. The Lease includes a provision that allows for the sublease by the State to the Museum. The rent owed by the State for the Lease is \$1 per year. Other considerations for this Lease include the public benefit to be realized from the construction, operation, and maintenance of the improvements contemplated, including landscaped open space on the City-owned property, as well as 33 parking spaces provided either on State property or in the new subterranean garage, all at no cost to RAP.

Ground Lease Agreement (Ground Lease)

On March 16, 2016, the Board approved the Ground Lease between the State and the City of Los Angeles for the use of State property for playfield use and shared parking through Report No. 16-062. The Ground Lease was executed on May 6, 2016, and has an initial term of ten (10) years and five (5) one (1) year options for a total of fifteen (15) years. Due to the Museum project, various locations used for the playfields and shared parking will no longer be available under the Ground Lease. Therefore, several of the terms and conditions of the Ground Lease are no longer applicable or will have to be amended.

Please see table below for a comparison of the current terms and the proposed terms:

	Current Ground Lease	Proposed Terms
State Benefits	<ol style="list-style-type: none"> 1. Annual rent of \$90K with annual escalation 2. 325 spaces provided by City at four locations (for all USC home football games, plus three additional events per year. 	<ol style="list-style-type: none"> 1. – Same – 2. State relinquishes City of requirement to provide 163 spaces. City to continue to provide 162 spaces through the end of lease (108 City-owned EXPO Center perimeter spaces; and 54 City-owned MLK strip spaces)
City Benefits	<ol style="list-style-type: none"> 1. Approx. three acres for playfield 2. Use of South Lawn of Museum of Natural History for special event parking up to 3 times per year 3. Use of 495 spaces on State’s Lot 1 for special event parking up to five times per year 4. Reduced rate parking of no more than \$2.00 per day for 200 EXPO Center parking spaces either within Lot 4 or 5. 	<ol style="list-style-type: none"> 1. New and relocated playfield, paid for by the Museum 2. – Same – 3. No longer provided. 4. – Same –

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		New benefits: 5. Proceeds from provision of 162 spaces (above) to accrue to the City (currently those proceeds are paid by USC to the State) 6. Use of 33 parking spaces on a daily basis, free of charge, to be provided by State either in Lot 4 or 5 or the new underground garage for as long as the museum lease exists (i.e. up to 50 years)
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An amended version of the proposed Resolution was also presented for the Board's consideration.

BOARD REPORT PUBLIC COMMENT

Public comments were invited for the Board Reports. One request for public comment was submitted, and such comments were made to the Board.

President Patsouras requested a Motion to approve Board Report No. 17-135 as amended. Commissioner Diaz moved that Board Report No. 17-135 be approved, and that the Resolutions recommended in the Report be thereby approved. Commissioner Culpepper seconded the Motion. There being no objections, the Motion was unanimously approved.

CLOSED SESSION

The Board recessed into closed session at 9:15 a.m. pursuant to California Government Code Section 54956.9(a) in order to confer with legal counsel regarding pending litigation in *Sunset Ranch Hollywood Stables Inc. v. City of Los Angeles, et al.*, Superior Court of the State of California County of Los Angeles, Case No. BC576506. The Board reconvened in open session at 10:02 a.m.

NEXT MEETING

The next scheduled Regular Meeting of the Board of Recreation and Park Commissioners was scheduled to be held on Wednesday, June 7, 2017, 9:30 a.m., EXPO Center Comrie Hall, 3980 South Bill Robertson Lane, Los Angeles, CA 90037.

ADJOURNMENT

There being no further business to come before the Board, President Patsouras adjourned the Special Meeting at 10:03 a.m.

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ATTEST



PRESIDENT



BOARD SECRETARY