

REPORT OF GENERAL MANAGER

NO. 05-51

DATE: February 16, 2005

C.D. 04

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK – PROPOSED RELOCATION OF THE LOS ANGELES MUSEUM OF THE HOLOCAUST TO A PORTION OF PAN PACIFIC PARK

* K. Chan	<u>hc</u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Consider the proposal to relocate the Los Angeles Museum of the Holocaust to a portion of Pan Pacific Park adjacent to the Los Angeles Holocaust Memorial;
2. Direct staff to work with representatives of the Los Angeles Museum of the Holocaust (LAMH) in determining public support for the proposal, including but not limited to, holding at least two community meetings;
3. Require LAMH to prepare and process, in accordance with Department standards and procedures, all California Environmental Quality Act (CEQA) requirements for review and approval by the Board;
4. Require LAMH to obtain all necessary State and County review and approvals;
5. Authorize staff to seek the assistance of the City Attorney's office in negotiating the terms and conditions for a long-term lease of park property for the proposed museum, if community support for the project is apparent; and,
6. Direct staff to return to the Board for final consideration of a proposed lease agreement upon fulfillment of all CEQA requirements, and obtaining community input and State and County approval for the proposed project, as described below.

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### SUMMARY:

Pan Pacific Park is a 31.68 acre park located at 7600 Beverly Boulevard. The site was acquired in 1978 through a multi-agency purchase agreement. The City, Los Angeles County, Los Angeles County Flood Control District and the State of California were involved. As part of the agreement, the State was to retain ownership of the property with the Los Angeles County Parks and Recreation Department operating it. Also, the Los Angeles County Flood Control District would be able to construct a necessary flood control project in the area. In 1998, SB154 was passed which allowed for the transfer of title of property from the State to the City. This was brought about because both the State and County determined that they no longer had the resources to operate and maintain the site. A Cooperative Agreement was executed by both the County and City in early 2000 which transferred operational responsibility for the property to the City. In June 2000, the City forwarded a request to the State to convey title of the property to the City. This request was put on hold when the construction project for the development of park and recreation center uncovered contaminated soil. The City with the assistance of the late Councilmember Ferraro obtained an additional \$600,000.00 to clean-up the oil contaminated soil. The City sought reimbursement from the State and County for the added costs but failed. The title conveyance was never completed and the Department does not currently have title to the property.

As part of the Cooperative Agreement between the City and County, a pre-existing Donation Agreement between the County and Los Angeles Holocaust Memorial Monument Fund (LAHMMF) was also transferred. This agreement with the LAHMMF stipulated that the County would maintain the Los Angeles Holocaust Memorial which was constructed by the LAHMMF. The LAHMMF was not satisfied with the level of service provided by the County and was in the process of taking over maintenance and operation of the monument when the park was transferred to the City. Soon after the City began operating the park, the Board (Report No. 435-98) approved a Right-of-Entry agreement with LAHMMF and agreed to pay \$3,200 a month to continue its maintenance of the memorial and for providing security services. Several extensions to this Permit were issued over the years with the most current permit guaranteeing service until October 2005 and the payment was increase to \$3,600.00 a month as of October 2001. As of October 2004, the City has expended \$244,800.00 in consideration of the maintenance and security for the memorial.

At the November 17, 2004, Board meeting, the General Manager, through a memorandum, informed the Board of Recreation and Park Commissioners of a proposal to relocate the Los Angeles Museum of the Holocaust (LAMH) to a portion of the Department's Pan Pacific Park adjacent to the Los Angeles Holocaust Memorial. During the meeting, a number of speakers; including a representative from Council District 4, where the park is located, and members of the Park Advisory Board (PAB) overseeing the park, were given an opportunity to speak on the

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proposal. It was apparent that the proposal had both supporters and detractors. The president of the PAB indicated that their board was not in favor of the proposal. Their objection was based on the following:

- (1) Precedent that would be set by utilizing public land for this private project,
- (2) The disruption to the neighborhood of the construction project which would be involved, and
- (3) The additional burden of parking and traffic which would be created by the new Museum.

The PAB had come to this conclusion at a meeting that was conducted in September 2004. Council District Office staff also had expressed some concerns and requested that further review and discussions with representatives of LAMH be made, particularly on the subject of identifying sufficient parking.

Since the Board meeting in November, representatives from LAMH have had several meetings and discussions with the Council Office staff and have responded to their concerns. As a result of these discussions, the Department received, in December 2004, a final proposal from LAMH. The proponents of the LAMH relocation have submitted for consideration a new, permanent museum adjacent to the Los Angeles Holocaust Memorial at Pan Pacific Park (Exhibit A). The new structure is to measure no more than 15,000 square feet and will include underground parking. Specific issues that representatives of LAMH have agreed to address are as follows:

1. **Parking** – LAMH will provide subterranean parking for its membership and visitors in order to avoid Museum patrons using the Pan Pacific Recreation Center's overcrowded parking lot.
2. **Sidewalk** – LAMH will build a standard 5 foot wide sidewalk, beginning at the Pan Pacific Park gear station in the northwest corner, and ending at the designated Federal property line near the fence line at the United States Post Office on the corner of The Grove Drive and Beverly Boulevard.
3. **Bus Drop Off** – LAMH will build a bus drop off into the new sidewalk to ensure safety of the students and Museum visitors that arrive at the Museum on busses.
4. **Soil Studies** – Once construction is underway, LAMH will assume all costs and responsibilities for removing any contaminated soil that may be discovered in the Methane Soil Studies that must be conducted on the property.
5. **Landscaping** – LAMH will assume the landscaping costs of the museum area.

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6. **Maintenance** – Once approval for LAMH relocation is given and construction begins, LAMH will assume the cost of maintaining the Los Angeles Holocaust Memorial that the City currently pays the Los Angeles Monument Fund \$3,600.00 per month to provide. It is envisioned that the Memorial will become an integral part of the proposed museum.

All the above issues will be incorporated into a new lease should the Board give approval to this proposal.

It is the opinion of Department staff that, at this time, additional review and consideration is necessary. It is apparent that there is support for the proposal as evidenced by the receipt of several letters of support provided by Los Angeles City Councilman Dennis P. Zine (CD3), Los Angeles City Councilman Antonio R. Villaraigosa (CD14), City of West Hollywood Councilman Jeffrey Prang, California State Assemblyman Paul Koretz (42<sup>nd</sup> District), California State Senator Sheila James Kuehl (33<sup>rd</sup> Senatorial District), United States Congressman Henry A. Waxman (30<sup>th</sup> District), United States Congressman Howard L. Berman (28th District), and United States Congressman Brad Sherman (27th District). However, staff can not ignore the local PAB's objections to the proposal. Therefore, staff recommends that at least two community meetings be conducted and that concurrence from the State and Los Angeles County Flood Control District be obtained.

Further, Department staff will need to begin discussions/negotiations with representatives of LAMH on appropriate lease terms and conditions. Should the Board approve the relocation of the LAMH on park property, the Department will need to enter into a long-term lease agreement with the LAMH which will contain standard City requirements; including but not limited to performing all required maintenance on the property, paying all utilities, etc.

LAMH indicates that the approximate construction cost for the project is \$5,000,000.00. LAMH will secure private funds for the construction and maintenance of the project.

Operations staff concurs with staff's recommendations.

This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Real Estate and Asset Management, Planning and Development.



Exhibit A

