

**APPROVED**  
3-16-2016  
BOARD OF RECREATION  
& PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 16-062

DATE March 02, 2016

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EXPO CENTER — LEASE AND OPERATING AGREEMENTS WITH THE STATE OF CALIFORNIA FOR THE USE OF STATE PROPERTY FOR ACCESS AND CONTINUED OPERATION OF THE SOBOROFF PLAYFIELD; EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

*for* \*R. Barajas *CB* K. Regan \_\_\_\_\_  
H. Fujita \_\_\_\_\_ N. Williams \_\_\_\_\_  
V. Israel \_\_\_\_\_

*Ramon Barajas* *for*  
General Manager

Approved  Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the proposed Lease and Operating Agreements with the State of California, acting through the Sixth District Agricultural Association, also known as the California Science Center (hereinafter "Science Center") for the use of Science Center owned property, commonly known as the Soboroff Playfield, for sports related and EXPO Center related uses, subject to the approval of the Mayor and the City Attorney as to form;
2. Direct the Board Secretary to transmit the Lease and Operating Agreements to the Mayor in accordance with Executive Directive No. 3 for review and approval, and concurrently to the City Attorney for review and approval as to form;
3. Find the proposed project is categorically exempt from the California Environmental Quality Act (CEQA);
4. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to encumber and pay from Fund No. 302, Department No. 88, Appropriation Account No. 003040; and
5. Authorize the Board President and Secretary to execute the Agreements upon receipt of the necessary approvals.

REPORT OF GENERAL MANAGER

PG. 2

NO. 16-062

SUMMARY:

Between May 2000 and April 2009, the State of California, acting through the Sixth District Agricultural Association, also known as the California Science Center (Science Center) and the City of Los Angeles, acting through its Department of Recreation and Parks (RAP), approved two (2) Land Exchange Agreements that effectuated the exchange of approximately twenty six (26) acres equally divided between the two (2) parties. Included in this land exchange, was a requirement that an operating agreement for the use of Science Center property by RAP for the Soboroff Playfield (Playfield) be executed (Report No. 08-319). The playfield is indicated in Exhibit A. This Agreement was executed in 2009.

Under the Operating Agreement, the Science Center granted use of the Science Center property for the operation of a playfield. RAP was required to make the playfield available for parking for major events. Doing so required RAP to install and remove a playfield tile cover. This process cost RAP between Fifteen Thousand Dollars (\$15,000.00) and Forty Thousand Dollars (\$40,000.00) for each event. Further, RAP had to pay the Science Center an additional One Hundred Twenty Thousand Dollars (\$120,000.00) per year for grounds maintenance, utilities, and security. The total cost to RAP was up to Four Hundred Five Thousand Dollars (\$405,000.00) annually.

After several years of surmounting costs and escalating maintenance requirements associated with the tile covers, the Agreement was terminated by mutual notice on April 1, 2015. Not desiring to have the playfields temporarily closed, or youth and other league sports schedules disrupted, the Science Center and RAP entered into a month-to-month agreement effective March 1, 2015 to December 31, 2015. During this time, the Science Center and RAP conducted several meetings to negotiate the terms of a new agreement for the use and operation of the Playfield.

The proposed new Agreement now presented is composed of a Lease Agreement for the Playfield and a new Operating Agreement for the Playfield, as Exhibit B to the Lease.

The two new agreements include, but are not limited to the following terms and conditions:

- A one (1) time RAP commitment for a capital expenditure that will provide for an expanded parking plan designed to increase the number of parking spaces controlled by RAP and to mitigate parking on the Playfield for major events, thus eliminating the need to cover the Playfield. This plan consists of creating three hundred twenty-five (325) parking spaces as indicated on Exhibit B. The parking spaces will be created through the re-stripping of the current parking lots and the creation of a new parking lot at the corner of Martin Luther King Boulevard and Bill Robertson Avenue. The estimated capital expenditure is Two Hundred Seventeen Thousand Eight Hundred Forty-Five Dollars (\$217,845.00.00).
- Upon completion of the expanded parking plan, the RAP will no longer have use of Lot 1 for daily parking.

## REPORT OF GENERAL MANAGER

PG. 3

NO. 16-062

- RAP shall pay the Science Center an annual fee of Ninety Thousand Dollars (\$90,000.00) to lease the Playfield. The first year's annual fee will be reduced by an amount not to exceed Ninety Thousand Dollars (\$90,000.00) for necessary improvements along the Vermont Strip. (At this time, it is estimated that this will cost approximately Fifty-Two Thousand Dollars (\$52,000.00).
- Science Center shall provide a full-time Department of Public Safety officer to EXPO Center during operating hours of Monday through Saturday.
- Science Center shall provide free parking for five (5) EXPO Center major events (not to exceed Four Hundred Ninety-Five (495) parking spaces).
- The agreement shall have an initial term of ten (10) years with five (5) one (1) year options to renew.

### ENVIRONMENTAL IMPACT STATEMENT:

Environmental Management Staff has determined that the proposed lease agreement and the associated parking plan will consist of the issuance of a new lease agreement, minor alterations to existing parking lots, and the construction of new parking lot comprised of less than 110 spaces. Therefore, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (3, 14) and Class 11 (2) of the City CEQA Guidelines.

### FISCAL IMPACT STATEMENT:

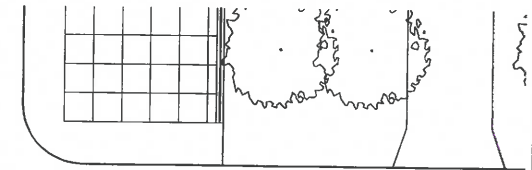
Staff does not anticipate any additional costs beyond those already considered in the execution of the Lease and Operating Agreements.

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

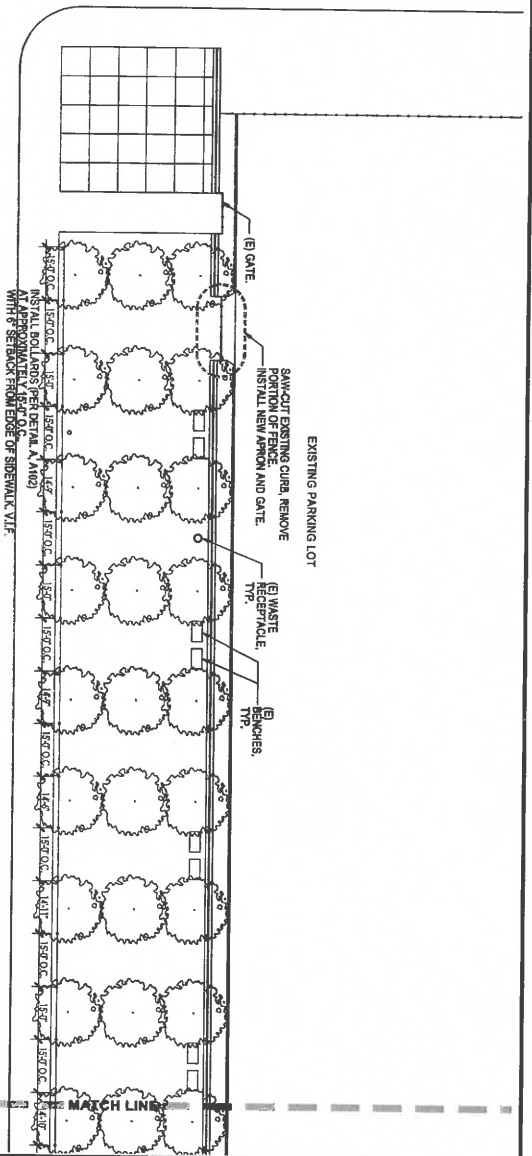
**EXHIBIT "A"**  
California Science Center Playfield





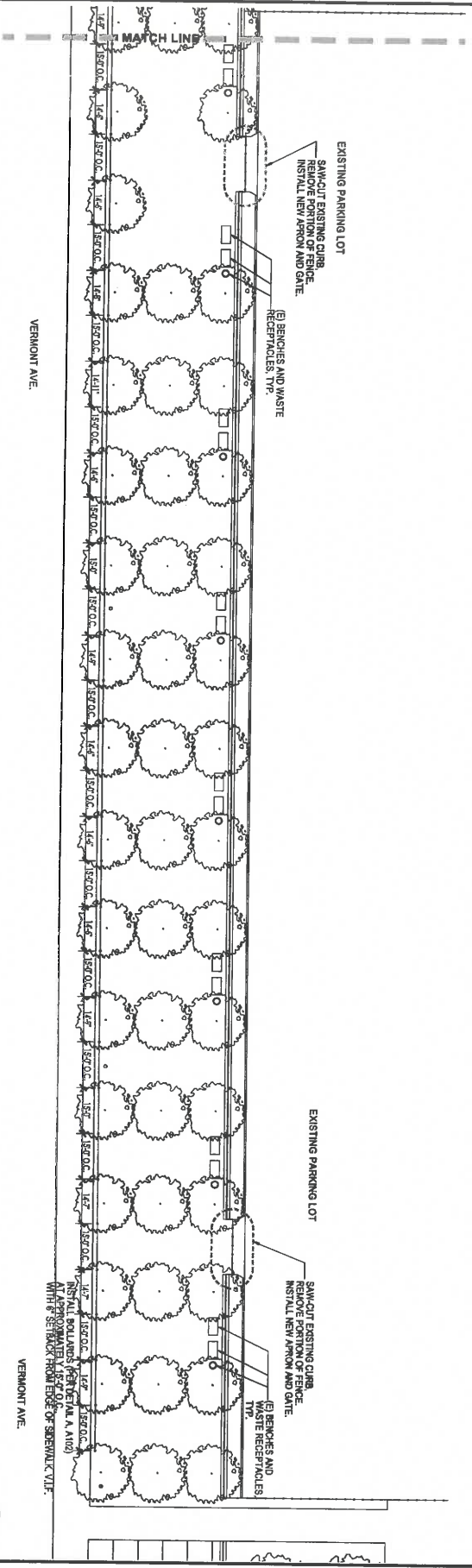


W 39TH ST.



VERMONT AVE.

3 PLAN  
Scale: 1/16" = 1'-0"



VERMONT AVE.

VERMONT AVE.

4 PLAN  
Scale: 1/16" = 1'-0"



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
GENERAL MANAGER: MICHAEL SHULL SUPERINTENDENT: CATIE SANTO DOMINGO

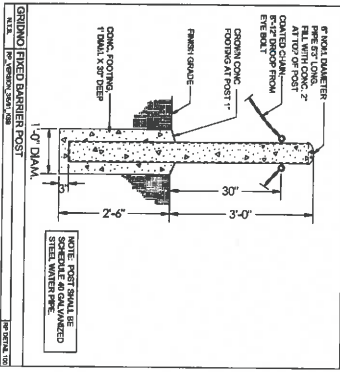
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PROJECT ENGINEER: \_\_\_\_\_ USE NO. \_\_\_\_\_  
PROJECT CADDY: \_\_\_\_\_ DATE: 02/20/15

PROJECT NAME:  
**EXPOSITION CENTER  
ADDITIONAL PARKING**

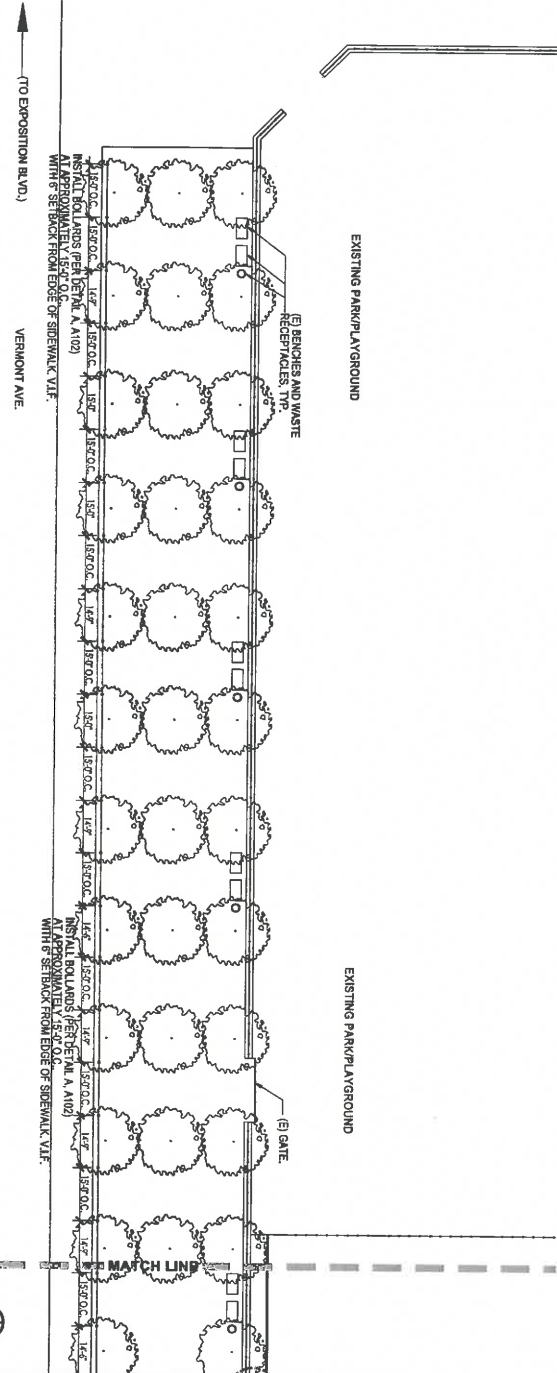
ADDRESS:  
**ALONG VERMONT FROM EXPOSITION  
BLVD. TO MARTIN L. KING JR. BLVD.**

DATE: 02/20/15  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: 1/16" = 1'-0"

PROJECT NUMBER:  
**A101**



**A** FIXED BARRIER  
Scale: N.T.S.



**5** PLAN  
Scale: 1/16" = 1'-0"

DATE: 02/20/2018	DESIGNER: M. SHULL	APPROVED BY: C. SANTO DOMINGO
SCALE: AS SHOWN	DATE: 02/20/2018	PROJECT: A102
PROJECT: A102	DATE: 02/20/2018	PROJECT: A102
PROJECT: A102	DATE: 02/20/2018	PROJECT: A102

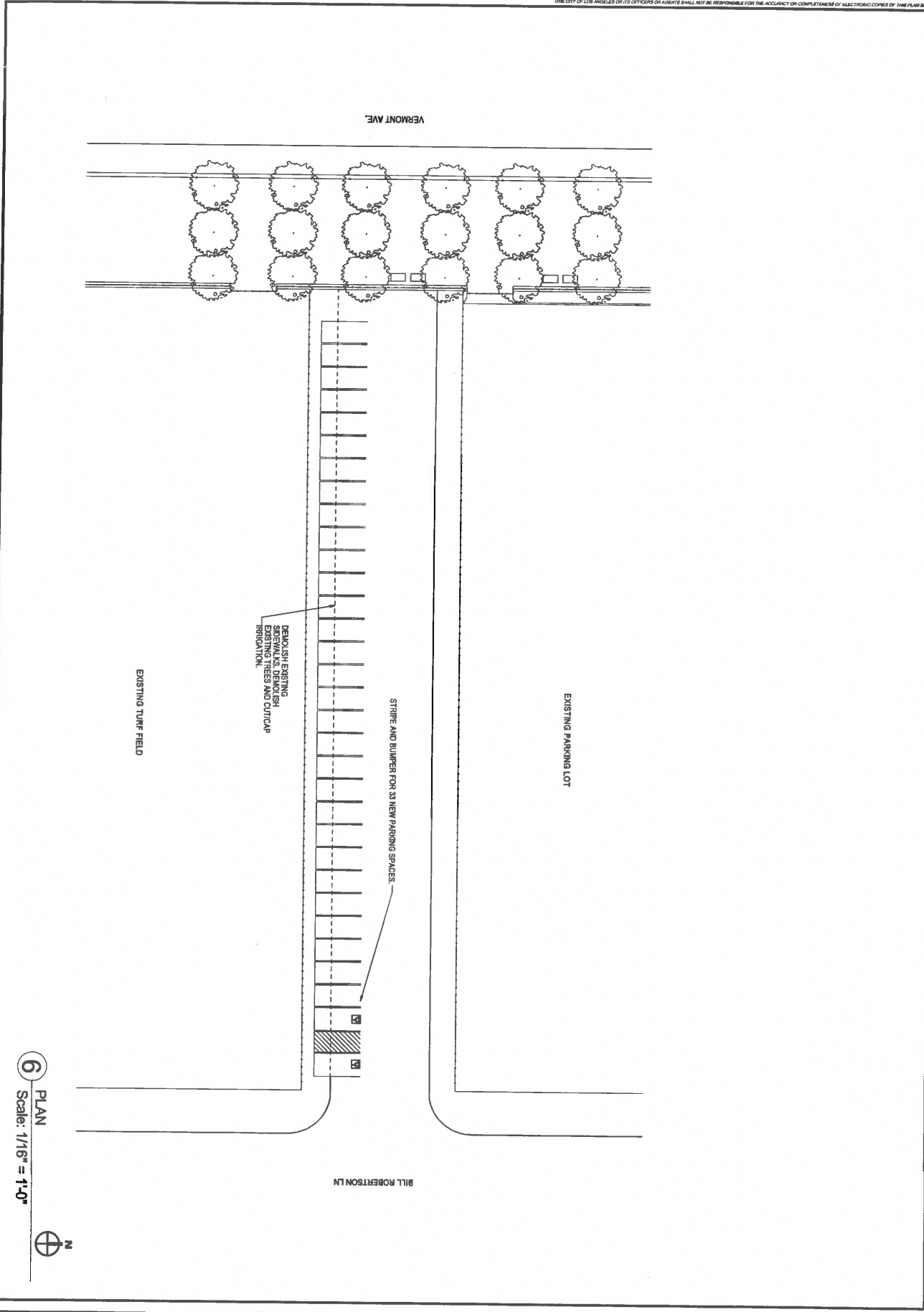
PROJECT NAME:	EXPOSITION CENTER
PROJECT ADDRESS:	ALONG VERMONT FROM EXPOSITION BLVD. TO MARTIN L. KING JR. BLVD.

PROJECT NAME:	EXPOSITION CENTER
PROJECT ADDRESS:	ALONG VERMONT FROM EXPOSITION BLVD. TO MARTIN L. KING JR. BLVD.

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PROJECT ADDRESS:	ALONG VERMONT FROM EXPOSITION BLVD. TO MARTIN L. KING JR. BLVD.

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PROJECT ADDRESS:	ALONG VERMONT FROM EXPOSITION BLVD. TO MARTIN L. KING JR. BLVD.





6 PLAN  
Scale: 1/16" = 1'-0"



NO.	DESCRIPTION	DATE
1	PROJECT START	
2	PRELIMINARY PLAN	
3	FINAL PLAN	
4	PERMITS	
5	CONSTRUCTION	
6	COMPLETION	

PROJECT NAME:	EXPOSITION CENTER ADDITIONAL PARKING
ADDRESS:	ON LEIGHTON AVENUE
DATE:	

THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: MICHAEL SMULL      SUPERINTENDENT: CATIE SANTO DOMINGO

PROJECT OWNER: JRM/ALD/DMW      LIS NO: \_\_\_\_\_

PROJECT ENGINEER: \_\_\_\_\_      LIS NO: \_\_\_\_\_

APRIL 11 2011      DATE JUDGED: \_\_\_\_\_

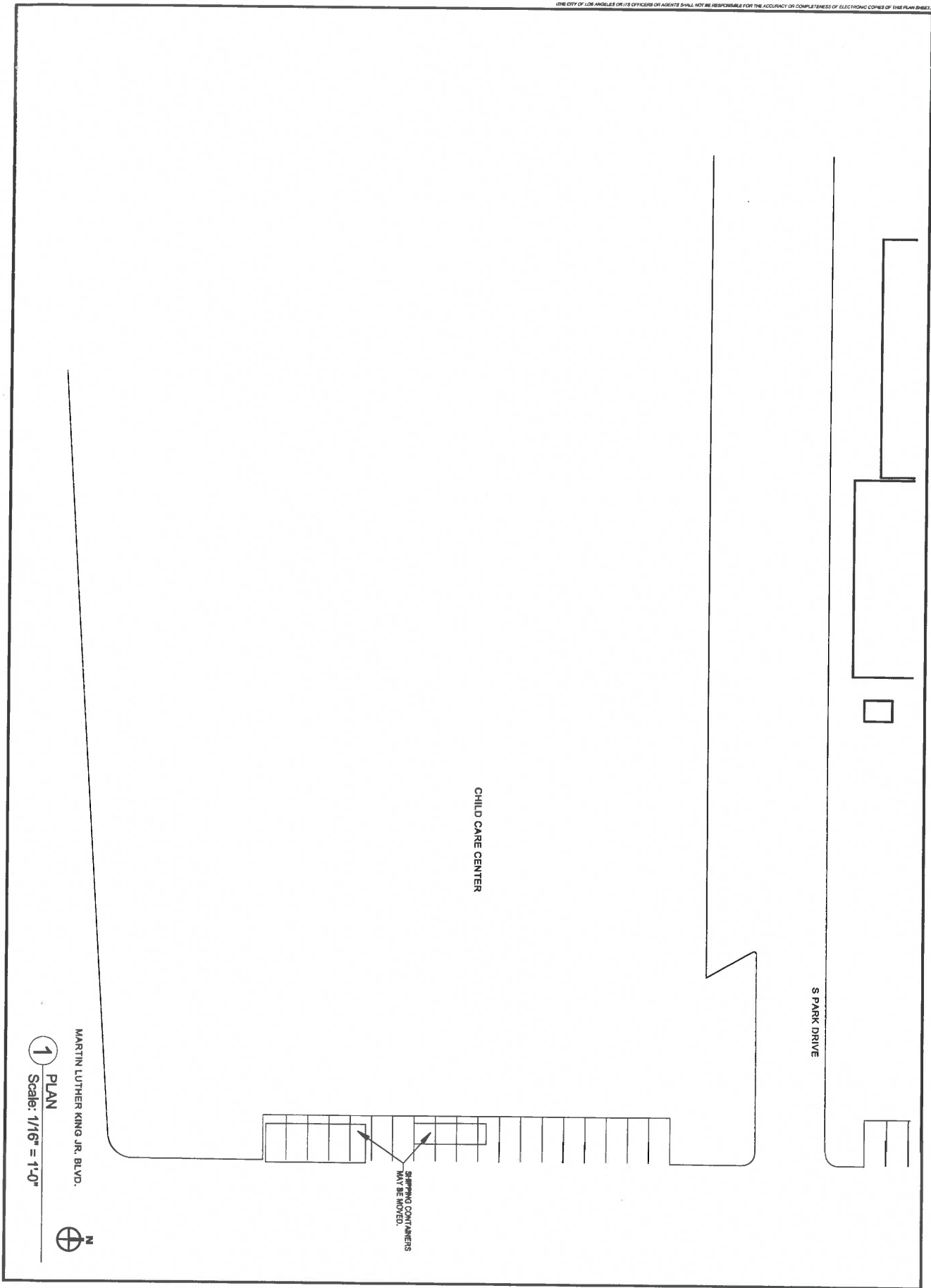


6 PLAN  
Scale: 1/16" = 1'-0"



A103-alt





DATE REVISION	APPROVED BY

PROJECT NAME:  
**EXPOSITION CENTER  
ADDITIONAL PARKING**

ADDRESS:  
**EAST OF CHILD CARE CENTER, SOUTH OF  
S PARK DRIVE**



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: MICHAEL SKULL      SUPERINTENDENT: CATHIE SANTO DOMINGO

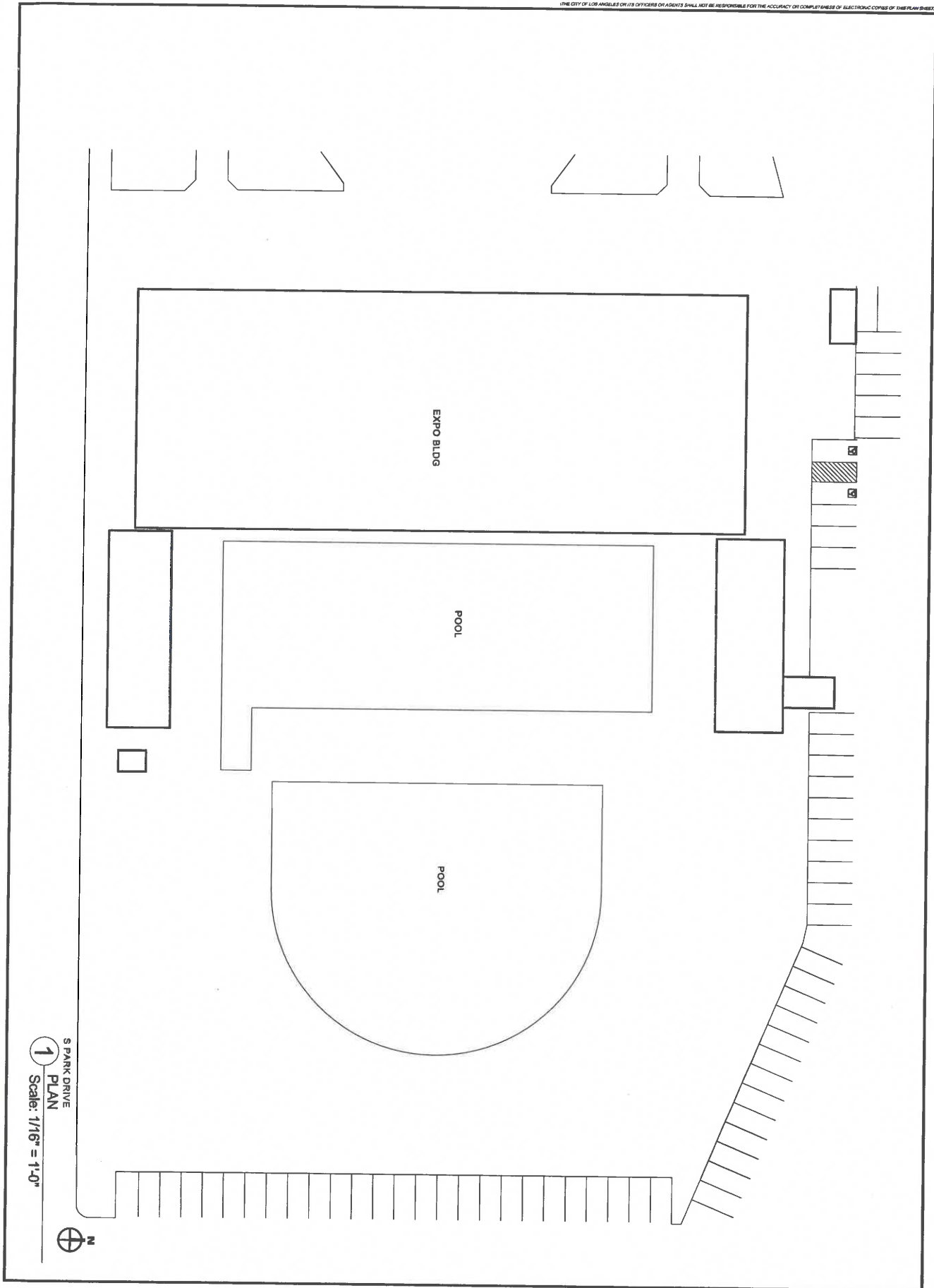
PROJECT DESIGNER: \_\_\_\_\_      ARCHITECT/DATE: \_\_\_\_\_      LIC. NO.: \_\_\_\_\_

PROJECT ENGINEER: \_\_\_\_\_      LIC. NO.: \_\_\_\_\_

APPROVED/DATE: \_\_\_\_\_      DATE: \_\_\_\_\_



A107



S PARK DRIVE  
1 PLAN  
Scale: 1/16" = 1'-0"



DATE SUBMITTED	
DATE APPROVED	
SCALE	
TITLE	
PROJECT NO.	
DRAWING NO.	
DATE	
BY	
CHECKED BY	
DATE	
APPROVED BY	
DATE	

PROJECT NAME		
SITE PLAN		
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NAME:  
**EXPOSITION CENTER  
ADDITIONAL PARKING**

ADDRESS:  
**NORTH AND EAST OF POOL COMPLEX**



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

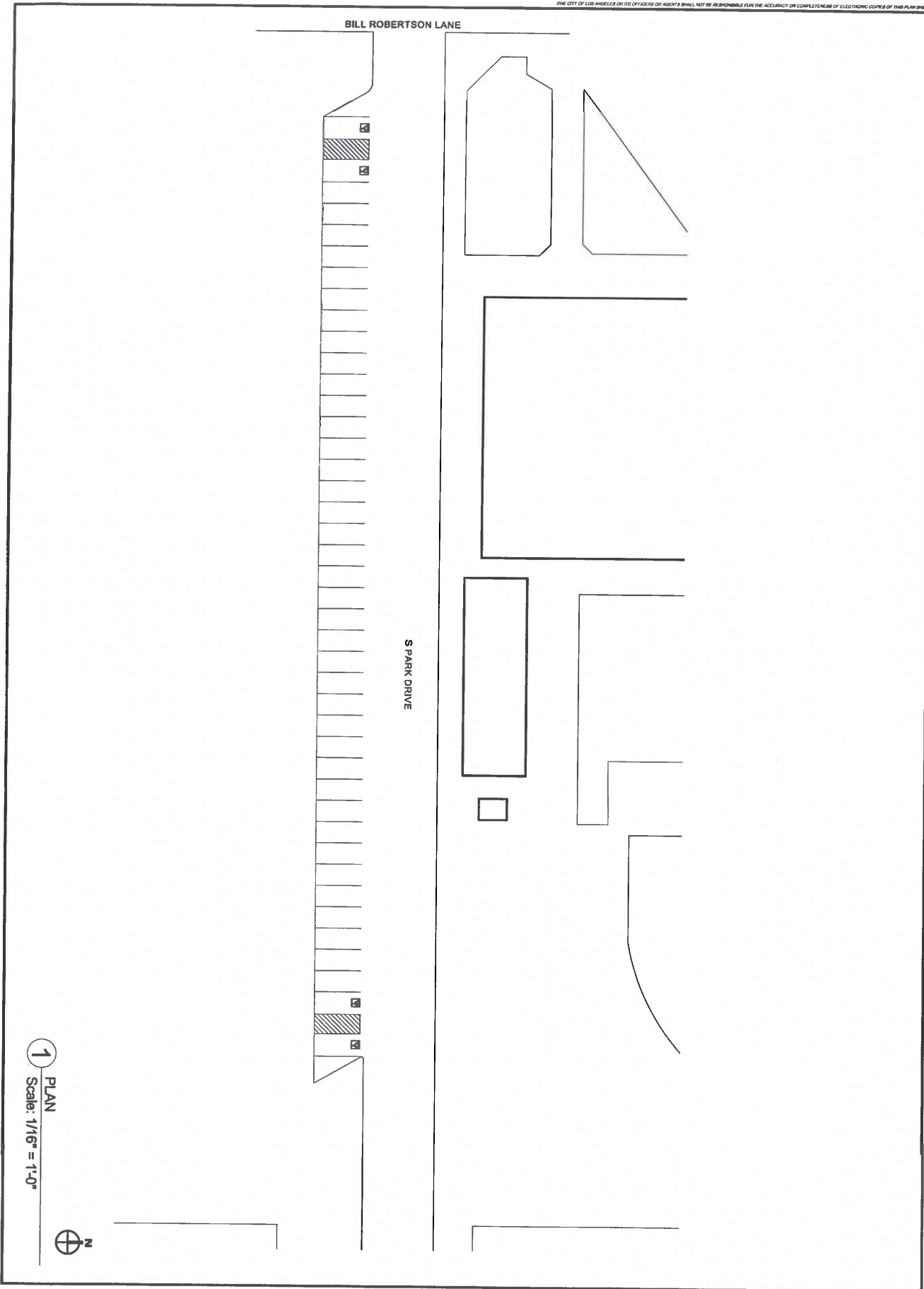
GENERAL MANAGER: MICHAEL SKULL      SUPERINTENDENT: CATIE SANTO DOMINGO

PROJECT DESIGNER: \_\_\_\_\_ LIC NO. \_\_\_\_\_

PROJECT ENGINEER: \_\_\_\_\_ LIC NO. \_\_\_\_\_

ALIGNED DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_





1 PLAN  
Scale: 1/16" = 1'-0"



DATE: 11/15/11	DATE: 11/15/11
DRAWN BY: [blank]	CHECKED BY: [blank]
SCALE: 1/16" = 1'-0"	PROJECT NO: [blank]
DATE: 11/15/11	DATE: 11/15/11
DATE: 11/15/11	DATE: 11/15/11
DATE: 11/15/11	DATE: 11/15/11
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DATE: 11/15/11	DATE: 11/15/11
DATE: 11/15/11	DATE: 11/15/11

PROJECT NAME:  
**EXPOSITION CENTER  
ADDITIONAL PARKING**

ADDRESS:  
**ALONG S PARK DRIVE  
ONE WAY TRAFFIC, PERPENDICULAR PKG**

THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: MICHAEL SHULL      SUPERINTENDENT: CATIE SANTO DOMINGO

PROJECT DESIGNER: [blank] LIC NO: [blank]

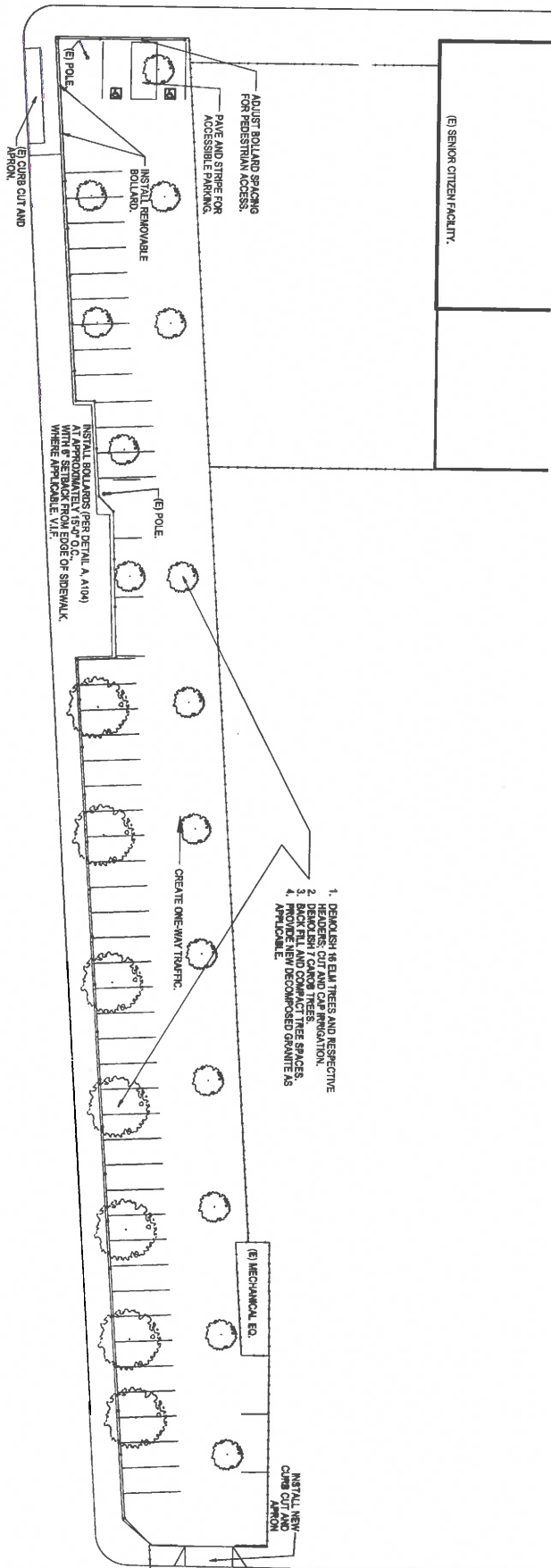
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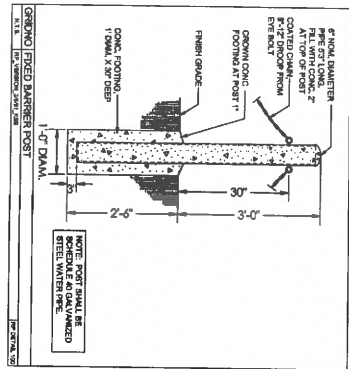
A105

BILL ROBERTSON LANE



1. DEMOLISH 14 ELM TREES AND RESPECTIVE HEADERS OF MAIN CONC. FOUNDATION.
2. DEMOLISH 7 CANOP TREES.
3. BACK FILL AND COMPACT TREE SPACES.
4. PROVIDE NEW DECOMPOSED GRANITE AS APPLICABLE.

MARTIN LUTHER KING JR. BLVD.



**A** FIXED BARRIER  
Scale: N.T.S.

**1** PLAN  
Scale: 1/16" = 1'-0"



DATE: 08/20/2015	BY: [Signature]
DATE: 08/20/2015	BY: [Signature]
DATE: 08/20/2015	BY: [Signature]
DATE: 08/20/2015	BY: [Signature]
DATE: 08/20/2015	BY: [Signature]
DATE: 08/20/2015	BY: [Signature]
DATE: 08/20/2015	BY: [Signature]
DATE: 08/20/2015	BY: [Signature]
DATE: 08/20/2015	BY: [Signature]
DATE: 08/20/2015	BY: [Signature]

PROJECT NAME:  
**EXPOSITION CENTER  
ADDITIONAL PARKING**

ADDRESS:  
**ALONG MARTIN L. KING JR. BLVD. AT  
BILL ROBERTSON.**

THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: MICHAEL SHULL SUPERINTENDENT: CATIE SANTO DOMINGO

PROJECT DESIGNER: [Signature] US NO. [ ]  
PROJECT ENGINEER: [Signature] US NO. [ ]  
DRAWN BY: [Signature] DATE: 08/20/15



A104-bit 2