



Los Angeles
World Airports

RESOLUTION NO. 26823

WHEREAS, on recommendation of Management, there was presented for approval, First Amendment to Lease LAA-8486 with Westchester Golf Partners LLC to extend the term by eighteen (18) months, covering the Westchester Golf Course at Los Angeles International Airport; and

LAX

Van Nuys

City of Los Angeles

Eric Garcetti
Mayor

Board of Airport
Commissioners

Sean O. Burton
President

Valeria C. Velasco
Vice President

Gabriel L. Eshaghian
Beatrice C. Hsu
Nicholas P. Roxborough
Thomas S. Sayles
Dr. Cynthia A. Telles

Deborah Flint
Chief Executive Officer

WHEREAS, Westchester Golf Partners LLC (WGP) currently operates the Westchester Golf Course, located at 6900 Manchester Boulevard at Los Angeles International Airport (LAX) under a ten (10)-year lease. The golf course was constructed in the mid-1960's, offering important community recreational benefits, and serving as a sound buffer for LAX. The golf course was expanded in 2009/2010 to add three (3) additional holes, making it an eighteen (18)-hole executive golf course. The lease is scheduled to expire on August 31, 2019; and

WHEREAS, under the terms of the lease, WGP has an option to extend the term by twenty (20) years, provided WGP has "satisfied all legal requirements for the approval and construction of at least \$2,000,000 in Additional Improvements...." prior to approval of a lease extension; and

WHEREAS, WGP has submitted its plan for the Additional Improvements through the Los Angeles World Airports (LAWA) approval process. LAWA staff has reviewed, and provided conceptual approval of WGP's proposed Additional Improvements, which include renovations to the clubhouse and irrigation system. However, despite WGP's efforts to diligently satisfy all legal requirements, WGP and LAWA staff have determined that WGP will likely be unable to meet all legal construction approval requirements, as referenced above, prior to the expiration of the lease; and

WHEREAS, the eighteen (18)-month extension will allow WGP additional time to meet those requirements, particularly those associated with the Los Angeles City permitting process. Such an extension will provide WGP adequate time to meet the requirements of the lease in order to secure a longer-term extension. Once WGP has satisfied those requirements, a second amendment for a twenty (20)-year extension through August 31, 2039, as contemplated by the lease, will be submitted to the Board for approval; and

WHEREAS, issuance of permits, leases, agreements, gate and space assignments, and renewals, amendments or extensions thereof, or other entitlements granting use of existing airport facilities or its operations is categorically exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; and

WHEREAS, WGP will comply with the provisions of the Living Wage/Service Contractor Worker Retention Ordinances; and

WHEREAS, WGP will comply with the provisions of the Affirmative Action Program; and

WHEREAS, WGP must submit a Business Tax Registration Certificate prior to execution of the First Amendment; and

WHEREAS, WGP will comply with the provisions of the Child Support Obligations Ordinance; and



WHEREAS, WGP must have approved insurance documents, in the terms and amounts required, on file with LAWA prior to execution of the First Amendment; and

WHEREAS, WGP must submit the Contractor Responsibility Program Pledge of Compliance and comply with the provisions of said program; and

WHEREAS, WGP must be determined by Public Works, Office of Contract Compliance, with the provisions of the Equal Benefits Ordinance prior to execution of the First Amendment; and

WHEREAS, WGP will be required to comply with the provisions of the First Source Hiring Program for all non-trade LAX jobs; and

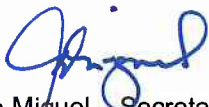
WHEREAS, WGP must submit the Bidder Contributions CEC Form 55 prior to execution of the First Amendment; and

WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the Staff Report; determined that this action is categorically exempt from CEQA pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; approved the First Amendment to Lease LAA-8486 with Westchester Golf Partners LLC to extend the term by eighteen (18) months, covering the Westchester Golf Course at Los Angeles International Airport; and authorized the Chief Executive Officer to execute said First Amendment to Lease LAA-8486 with Westchester Golf Partners LLC after approval as to form by the City Attorney and approval by the Los Angeles City Council.

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I hereby certify that this Resolution No. 26823 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, August 1, 2019.

A handwritten signature in blue ink, appearing to read 'Grace Miguel', is written over the printed name.

Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS