

CITY OF LOS ANGELES

CALIFORNIA



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July 14, 2009

To All Interested Parties:

The City Council adopted the action(s), as attached, under
Council file No. 09-1593 at its meeting held July 10, 2009.



City Clerk
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27
TO THE COUNCIL OF THE
CITY OF LOS ANGELES

File No. 09-1593

Your

TRADE, COMMERCE AND TOURISM

Committee

reports as follows:

ADMINISTRATIVE EXEMPTION and TRADE, COMMERCE, AND TOURISM COMMITTEE REPORT relative to a lease agreement for a term of 10 years with Westchester Golf Partners, LLC (WGP), for the restoration, operation, and maintenance of the Westchester Golf Course located at 6900 Manchester Boulevard.

Recommendations for Council action:

1. FIND that this action is exempt from the requirements of the California Environmental Quality Act (CEQA) as provided by Article II, Section 2(i) of the Los Angeles City CEQA Guidelines.
2. AUTHORIZE the Executive Director, Los Angeles World Airports (LAWA), to execute the lease agreement for a term of 10 years with WGP for LAWA.
3. CONCUR with the Board of Airport Commissioners action taken June 22, 2009 approving the lease agreement for a term of 10 years with WGP, with an option to renew the term for an additional 20 years, subject to additional investment in the property by the lessee.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that this action will not impact the General Fund. Approval of the proposed 10 year lease with WGP will pay LAWA a Minimum Amount Guarantee of \$500,000 or a percentage of the gross (whichever is higher) for the first two years and \$525,000 for the remaining years of the lease. Since LAWA is bound only by the City Debt Management Policies, the City's financial policies are not applicable.

Community Impact Statement Submitted: None

TIME LIMIT FILE – JULY 24, 2009

(LAST DAY FOR COUNCIL ACTION – JULY 24, 2009)

Summary:

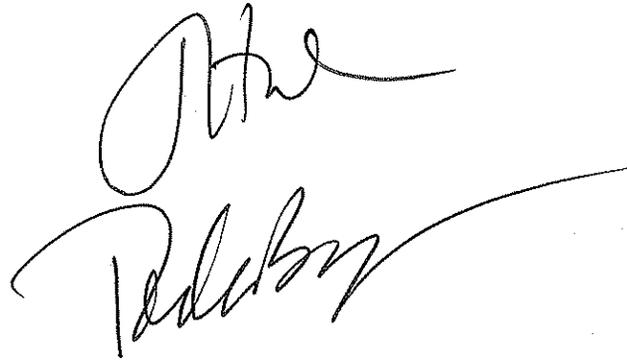
In a report to the Mayor dated April 16, 2009 (attached to the Council file), the CAO states that LAWA requests approval of a 10 year lease with WGP to develop, restore and manage the Westchester Golf Course (Westchester), located at 6900 Manchester Boulevard. The Westchester is currently a 15-hole course that was reduced from the normal 18 holes during the 1970 modernization of Los Angeles International Airport (LAX).

The CAO reports that the WGP was selected through a competitive process by a five-member evaluation team in accordance with LAWA policies and procedures. The new lease will increase the acreage of the golf course from 60 to 83 acres and require a capital investment of \$2.5 million by WGP. The lease includes an option to increase the term by 20 years, subject to Mayor and Council approval.

At its meeting held July 8, 2009, the Trade, Commerce, and Tourism Committee discussed this matter with LAWA staff. At that time, the Committee recommended that Council approve the above recommendations authorizing LAWA to approve the lease agreement WGP, as recommended by the Board of Airport Commissioners and the CAO.

Respectfully submitted,

TRADE, COMMERCE, AND TOURISM COMMITTEE

Handwritten signatures of committee members, including a large signature that appears to be 'John' and another signature below it.

MEMBER VOTE

HAHN	YES
ROSENDAHL:	YES
LABONGE:	YES

ESV
7/8/2009

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ADOPTED

JUL 10 2009

LOS ANGELES CITY COUNCIL