

CATEGORICAL EXEMPTION and TRADE, TRAVEL, AND TOURISM COMMITTEE REPORT relative to amending the Los Angeles World Airports (LAWA) lease with Westchester Golf Partners, LLC.

Recommendations for Council action:

1. ADOPT the determination by the Board of Airport Commissioners (BOAC) that the proposed action is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with Article III, Class 1(18)(c) of the Los Angeles City CEQA Guidelines.
2. APPROVE the Second Amendment to LAWA Lease LAA-8486 with Westchester Golf Partners, LLC, to extend the term by 18.5 years for the Westchester Golf Course at Los Angeles International Airport (LAX).
3. CONCUR with the action taken by the BOAC on January 21, 2021, by Resolution No. 27192, authorizing the Chief Executive Officer, LAWA, to execute the Second Amendment to LAWA Lease LAA-8486 with Westchester Golf Partners, LLC.

Fiscal Impact Statement: The BOAC reports that this action will not impact the General Fund.

Community Impact Statement: None submitted.

TIME LIMIT FILE – APRIL 9, 2021

(LAST DAY FOR COUNCIL ACTION – APRIL 7, 2021)

SUMMARY

In the BOAC Resolution dated January 21, 2021, LAWA requests approval of the Second Amendment to the Department's lease with Westchester Golf Partners, LLC. Westchester Golf Partners operates the Westchester Golf Course, located at 6900 Manchester Boulevard at LAX. The golf course was constructed in the mid-1960s, offering important community recreational benefits, and serving as a sound buffer for LAX. The golf course was expanded in 2009-2010 to add three additional holes, making it an 18-hole executive golf course. The lease was scheduled to expire on August 31, 2019.

According to LAWA, under the terms of the lease, Westchester Golf Partners has an option to extend the term through August 31, 2039, provided it 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. LAWA has conceptually approved Westchester Golf Partners proposal for \$2,000,000 in renovations to the club building

and irrigation system. However, it was determined that Westchester Golf Partners would unlikely be able to meet all legal construction approval requirements prior to the August 31, 2019 expiration of the lease. BOAC approved the First Amendment to the lease, extending the term through February 28, 2021, to provide Westchester Golf Partners additional time to meet those requirements. Westchester Golf Partners has submitted the requisite documentation for the additional improvements, including the necessary City permits, thereby satisfying the requirements necessary to exercise an option to extend the lease term through August 31, 2039.

On January 21, 2021, BOAC approved the proposed amendment to the LAWA lease with Westchester Golf Partners, LLC.

At its meeting held March 23, 2021, the Trade, Travel, and Tourism Committee recommended that Council approve the proposed lease amendment, as recommended by BOAC.

Respectfully Submitted,

TRADE, TRAVEL, AND TOURISM COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BUSCAINO:	YES
BONIN:	ABSENT
LEE:	YES

jaw