

APPROVED

DEC 18 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-254

DATE December 18, 2019

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK – CONCEPTUAL APPROVAL FOR THE EXPANSION OF THE LOS ANGELES MUSEUM OF THE HOLOCAUST

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	C. Santo Domingo	_____ <i>DP</i>
V. Israel	_____	N. Williams	_____

[Signature]

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Grant conceptual approval for the proposed expansion of the Los Angeles Museum of the Holocaust (LAMH) located on a portion of Pan Pacific Park as described in the body of this report and in the exhibits to this Report; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to negotiate and draft an amendment to the lease agreement with LAMH for the use of additional land at Pan Pacific Park for the proposed expansion under terms and conditions indicated in the body of this Report, such amendment to be presented to the Board of Recreation and Park Commissioners (Board) for approval at a future date.

SUMMARY

On May 16, 2007, the Board, through Report No. 07-111, approved the relocation of the LAMH to a portion of Pan Pacific Park (see Exhibit A). This approval also included a 50-year Lease Agreement for the use of a portion of Pan Pacific Park for the construction, operation and maintenance of the museum building at LAMH's sole cost. Construction was completed in October 2010.

LAMH, which was founded in 1961, is the oldest survivor founded Holocaust Museum in the nation. Its mission is to commemorate those who perished in the Holocaust, honor those who survived, and house precious artifacts that weathered the Holocaust. It provides free education to students and visitors about the Holocaust.

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The museum building, when opened in 2010, was designed to accommodate 15,000 visitors annually. In 2018, the museum welcomed over 63,000 visitors and is expected to exceed this number in 2019. In order to accommodate the increasing number of visitors, LAMH is proposing to construct an additional structure and modify its existing structure (see Exhibit B1-B3).

The additional structure will house a new pavilion adjacent to the existing museum building. It will accommodate more visitors, temporary exhibits, and special events. The showcase of the proposed expansion will be a permanent installation of the University of Southern California's (USC) Shoah Foundation's "Dimensions in Testimony" project, which captures survivor testimony and uses Artificial Intelligence (AI) and Virtual Reality (VR) to allow visitors to engage in real-time dialogue with those who witnessed the genocide firsthand. The new pavilion will measure approximately 14,750 square feet and consist of a 200-seat lecture hall with a state of the art A/V system for visiting lecturers, survivors, movies, etc.; a 24-seat witness testimony full immersion experience (in association with the Shoah Foundation); 3 classrooms for a children's learning center; a temporary exhibit hall for travelling exhibits; a small grab-and-go for beverages and snacks; administration offices and dedicated bathrooms.

The modification to the existing museum structure will measure approximately 9,900 square feet. It will be used to house a rare and authentic, full-scale German transport box-car and alleviate visitor entry lines and provide highly needed secured queuing and improved circulation to both buildings.

LAMH estimates that the design and construction of the proposed expansion will cost approximately \$20,000,000. LAMH proposed to raise another \$10,000,000 to \$15,000,000 for an endowment to operate the building in perpetuity. At this time, LAMH has already raised \$7,000,000 which includes a \$6,000,000 line item in the 2019/2020 California State budget and another approximately \$1,000,000 in additional private commitments to date.

On October 23, 2019, this proposed expansion was presented to RAP's Facility Repair and Maintenance Commission Task Force (Task Force). The Task Force recommended that this proposal be forwarded to the full Board for consideration.

LAMH has recently presented the proposed expansion to the Mid-City West Neighborhood Council and the Pan Pacific Park Advisory Board. Both organizations indicated their support for the project. The Mid-City West Community Council (MCWCC) has provided a letter of support for the project (see Exhibit C).

ENVIRONMENTAL IMPACT

All requirements under the California Environmental Quality Act will be considered when the amendment to the lease agreement and the proposed project plans will be brought back to the Board for approval.

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FISCAL IMPACT

Conceptual approval of the proposed expansion will have no impact to RAP's General Fund. All costs associated with the proposed expansion is the responsibility of LAMH.

STRATEGIC PLAN INITIATIVES AND GOALS

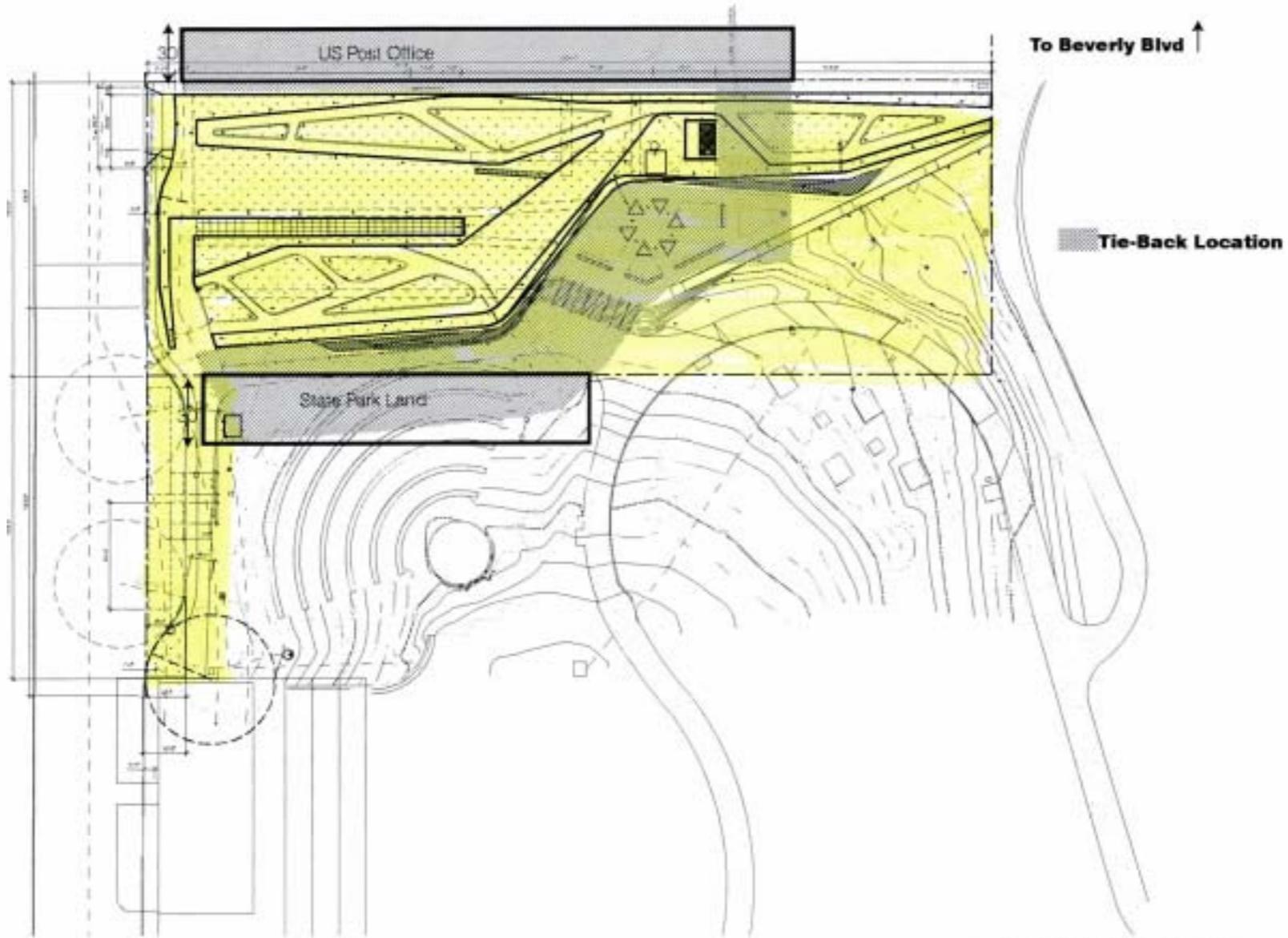
Not applicable at this time

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS/EXHIBITS

- 1) LAMH Premise Area
- 2) LAMH Proposed Expansion
- 3) MCWCC Letter of Support

The Grove Drive



NOT FOR
CONSTRUCTION

02.OCT.2019

ba

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2321 MAIN STREET
SANTA MONICA, CA 90405
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DESCRIPTION DATE

LAMH PAVILION

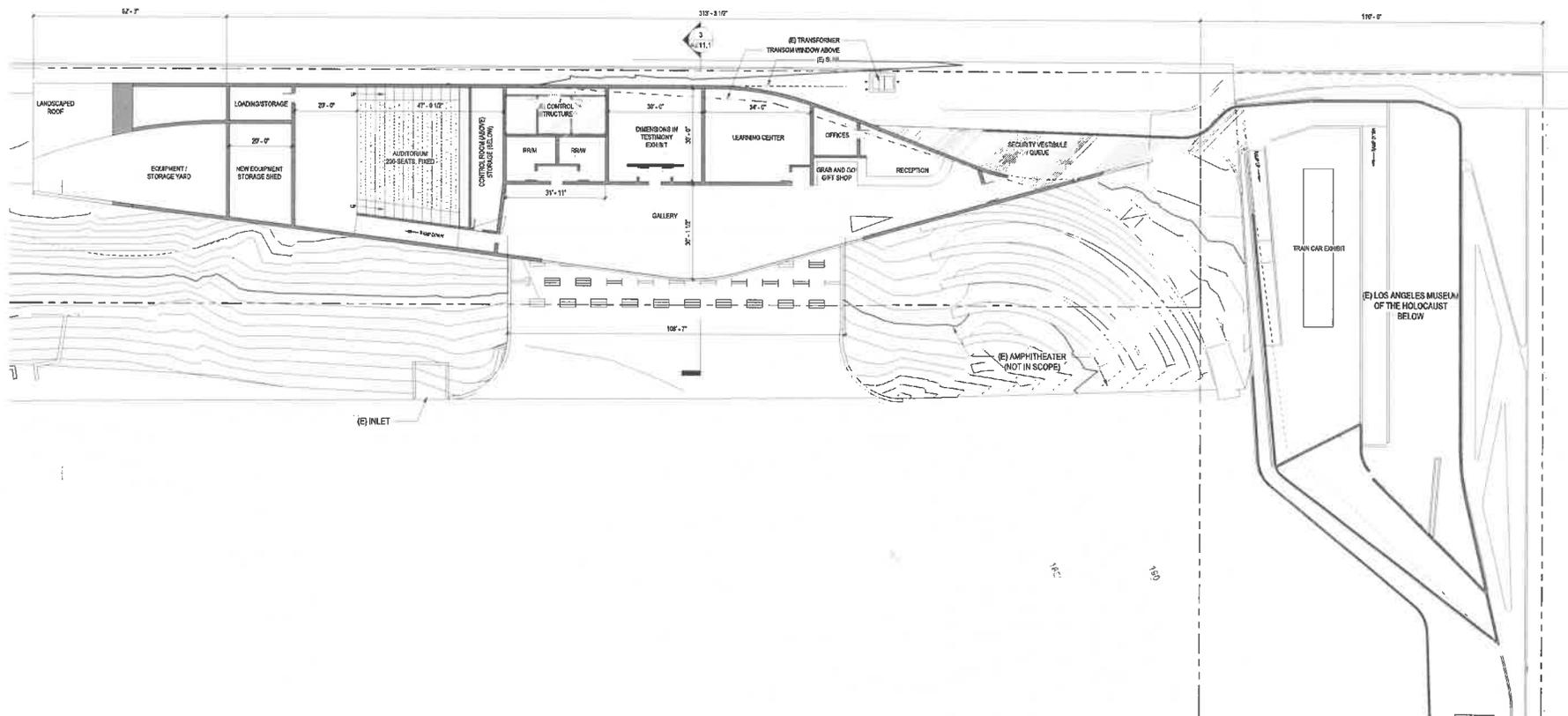
100 THE GROVE DRIVE
LOS ANGELES, CA 90036

GROUND FLOOR
PLAN

PROJECT NUMBER: 17009

A211

THE GROVE DRIVE



01 GROUND FLOOR
SCALE: 1/16" = 1'-0"

1

DATE

10/20/19 12:31 PM



VIEW FROM EAST PARK
SCALE: 1/2" = 1'-0" 2



VIEW FROM LOWER BASIN
SCALE: 1/2" = 1'-0" 1

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#	DESCRIPTION	DATE

LAMH PAVILION

100 THE GROVE DRIVE
LOS ANGELES, CA 90035

PROJECT
PROGRESS
RENDERINGS

PROJECT NUMBER: 17009

A900

10/20/19 02:30 PM



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October 18, 2019

Department of Recreation and Parks
Board of Recreation and Park Commissioners;
Facility Repair and Maintenance Commission Task Force
Lynn Alvarez, Chair

*Re: Letter of Support for Los Angeles Museum of the Holocaust
Renovation Plans*

Meeting Date: October 23, 2019

Agenda Item: 2A

To whom it may concern:

Greetings from Mid City West Community Council, a certified neighborhood council of the City of Los Angeles.

The Los Angeles Museum of the Holocaust's ("LAMOTH") is located at 100 The Grove Drive, which is situated in Pan Pacific Park since 2010 providing educational and other various programming to the general public and students to commemorate those who perished in the Holocaust and honor those who survived. The oldest Survivor-founded Holocaust museum in the United States, the museum is planning an expansion and addition to its current museum space to include additional museum space, amenities and restrooms.

Representatives of LAMOTH attended our duly noticed regular board meeting on October 10, 2019 and presented plans for the museum's proposed renovations and expansion. Our board discussed and considered LAMOTH's proposal.

PURPOSE OF NEIGHBORHOOD COUNCILS: "To promote more citizen participation in government and make government more responsive to local needs . . ."

I certify that at our duly noticed regular board meeting on October 10, 2019, a quorum of Mid City West Community Council **unanimously voted in support** of LAMOTH's plans to remodel and expand the current museum space located at Pan Pacific Park by a vote of 20 yeas, zero nays, and zero abstentions.

Please kindly ensure that this letter is reflected in your minutes and/or file on the matter. Thank you for the opportunity to provide our neighborhood council's position on the matter.

Sincerely,

Andrew C. Jhun
First Vice Chair
Mid City West Community Council
Email: ajhun@midcitywest.org

Cc:
Pan Pacific Park Advisory Board
Eric Calhoun