

DETERMINATION and TRADE, TRAVEL, AND TOURISM COMMITTEE REPORT relative to approving the Lease with Lulu's Place, Inc., for term of up to 50 years, for potential development of open space and recreational facilities in a portion of the Los Angeles International Airport (LAX) Northside Campus Areas 1 and 2A.

Recommendations for Council action:

1. **ADOPT** the determination by the Board of Airport Commissioners (Board) that, pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guideline 15162, approval of the Lease does not provide for any changes to the LAX Northside Plan Update or the circumstances under which it is being undertaken that would require further review under CEQA beyond the Environmental Impact Report said Board has certified for the LAX Northside Plan Update (Board Resolution no. 25654 State Clearinghouse 2012041003) on March 12, 2015, and no further CEQA documentation is needed at this time.
2. **APPROVE** the Lease with Lulu's Place, Inc., a California nonprofit public benefit corporation, for term of up to 50 years, for potential development of open space and recreational facilities in a portion of the LAX Northside Campus Areas 1 and 2A.
3. **CONCUR** with said Board's action on December 1, 2022, by Board Resolution No. 27638, authorizing the Chief Executive Officer (CEO), or designee, Los Angeles World Airports, to execute said Lease with Lulu's Place, Inc., a California nonprofit public benefit corporation.
4. **REQUEST** Los Angeles World Airports (LAWA) to:
 - a. Report to the Trade, Travel, and Tourism Committee within 30 days of the lease's effective date regarding the feasibility of creating a Lulu's Place Advisory Committee, which would include residents of the local neighborhood and Homeowners Associations abutting the site, in addition to other community stakeholders.
 - b. Report back to the Trade, Travel and Tourism Committee within 30 days of the lease's effective date with a community outreach plan that would encompass Lulu's design, compliance, and construction phases.
 - c. Prior to any project approvals by the Board of Airport Commissioners, to present before the Neighborhood Council of Westchester/Playa's General Board, Planning, Land Use Committee and Airport Relations Committee for input, revision and feedback.
 - d. For any actions requiring approval or consent of LAWA's CEO or designee, to consult with the local Council Office, to present to the Neighborhood Council of Westchester/Playa's General Board, Planning and Land Use Committee, and Airport Relations Committee, for input, revision, and feedback, including and not limited to: draft Operating Agreement, any material changes to the Operating Agreement, schedule of community program fees and sub-leases.
 - e. Provide quarterly updates about Lulu's Place to the Trade, Travel, and Tourism Committee, including but not limited to community outreach, compliance with the LAX specific Plan, status of Operational Agreement and necessitation of any additional environmental clearance that may be required.

Fiscal Impact Statement: The Board reports that there is no impact to the General Fund.

Community Impact Statement: None submitted

**TIME LIMIT FILE – MARCH 1, 2023
(LAST DAY FOR COUNCIL ACTION – MARCH 1, 2023)**

SUMMARY

At its regular meeting held on February 7, 2023, the Trade, Travel, and Tourism Committee considered a Board report relative to approving the Lease with Lulu's Place, Inc., for term of up to 50 years, for potential development of open space and recreational facilities in a portion of the LAX Northside Campus Areas 1 and 2A.

Representatives from the department provided an overview of the report and answered questions from the Committee members. After an opportunity for public comment was held, the Committee moved to approve Board recommendations, as amended, to include report backs and instructions for LAWA, as detailed above in recommendations 4a-e. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

TRADE, TRAVEL, AND TOURISM COMMITTEE

MEMBER
PARK
MCOSKER
SOTO-MARTINEZ

VOTE
YES
YES
YES

A handwritten signature in blue ink, appearing to read "Joan Park", is written over the "YES" vote for the member PARK.

AS 02/7/23

-NOT OFFICIAL UNTIL COUNCIL ACTS-