

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to the use of the Mangrove parking lot, located at 426-462 East Temple Street for proposed development and operation of a Little Tokyo Dome/Japan House during the 2028 Olympic and Paralympic Games.

Recommendations for Council action, as initiated by Motion (Jurado – Price):

1. INSTRUCT the City Administrative Officer (CAO), the Los Angeles Department of Transportation (LADOT), the Department of General Services (GSD), with the assistance of the City Attorney, and other relevant Departments, to negotiate a lease for the Mangrove parking lot, located at 426-462 East Temple Street, for the proposed development and operation of a Japan Entertainment/Hospitality Pavilion during the 2028 Olympic and Paralympic Games, with the Little Tokyo Service Center, the Little Tokyo Investment Group and other relevant partners.
2. INSTRUCT the CAO, LADOT and GSD, with the assistance the City Attorney, to report within 60 days with the terms and conditions of the market rate lease, which should include opportunities for profit sharing to benefit the LADOT and the City, and the potential impacts of temporarily leasing the public parking lot along with options on how they can be mitigated.
3. INSTRUCT the Bureau of Engineering Department of City Planning, and Department of Building and Safety, upon lease execution, provide the necessary assistance to ensure project completion by the start of the 2028 Olympic Games.

Fiscal Impact Statement: Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On August January 20, 2026, your Committee considered a Motion (Jurado – Price) relative to the use of the Mangrove parking lot, located at 426-462 East Temple Street for proposed development and operation of a Little Tokyo Dome/Japan House during the 2028 Olympic and Paralympic Games. According to the Motion, Little Tokyo is one of the City of Los Angeles' most significant historic cultural districts and is the center of the region's Japanese American community, legacy businesses and cultural institutions. The upcoming 2028 Summer Olympics and Paralympic Games present a unique opportunity for the City to support international cultural exchange, economic activation, tourism, and a public-private partnership that showcases Los Angeles' diverse communities on a global stage.

The Little Tokyo Service Center (LTSC), the Little Tokyo Investment Partners, the Japanese Olympic Committee, and other Japanese and local stakeholders, in

partnership with the Tokyo Dome and Mitsui Fudosan are interested in developing a temporary "Little Tokyo Dome/Japan House" in Little Tokyo that would function as a Japanese cultural hospitality, athletic programming, and visitor engagement center in connection with the 2028 Olympic and Paralympic Games. The City-owned Mangrove parking lot site has been identified as a potential location for this use.

The site would bring together athletes, sponsors, media and millions of Japanese Americans and global visitors during the Olympic phase (2026-2029) and include:

- Signature dome structure under the Tokyo Dome brand
- Indoor and outdoor multi-sport facilities for baseball, basketball, judo, kendo, etc.
- Tokyo Dome-branded hospitality and entertainment zones
- Japanese cultural and commercial village with priority tenancy for legacy businesses; • Japanese technology and innovation showcase connecting Japan's corporate community to the City
- Obon festival ground and large-scale cultural event infrastructure
- Olympic athlete programming, fan engagement, and cultural exchange events.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES
LEE: YES
JURADO: YES

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8/4/26
CD 14

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