

RESOLUTION NO. 27192

WHEREAS, on recommendation of Management, there was presented for approval, Second Amendment to Lease LAA-8486 with Westchester Golf Partners LLC to extend the term by eighteen and one-half (18.5) years, covering the Westchester Golf Course at Los Angeles International Airport; and

LAX

Van Nuys

City of Los Angeles

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Mayor

Board of Airport  
Commissioners

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Karim Webb

Justin Erbacci  
Chief Executive Officer

WHEREAS, Westchester Golf Partners LLC (WGP) operates the Westchester Golf Course, located at 6900 Manchester Boulevard at Los Angeles International Airport (LAX), under Lease LAA-8486. 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 (3) additional holes, making it an 18-hole executive golf course. The lease was scheduled to expire on August 31, 2019; and

WHEREAS, under the terms of the lease, WGP has an option to extend the term through August 31, 2039, provided WGP 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. Los Angeles World Airports (LAWA) staff conceptually approved WGP's proposal for its Additional Improvements in July of 2019 that included \$2,000,000 in renovations to the Club Building and irrigation system. However, together with WGP, LAWA staff determined that WGP unlikely would be able to meet all legal construction approval requirements, particularly those associated with the Los Angeles City permitting process, prior to the August 31, 2019 expiration of the lease; and

WHEREAS, to allow WGP additional time to meet those requirements, the Board approved the First Amendment to the lease allowing an eighteen (18)-month term extension with WGP, with a new expiration date of February 28, 2021; and

WHEREAS, WGP now has submitted the requisite documentation for the Additional Improvements, which include the necessary City permits, and has satisfied the requirements needed to exercise an option to extend the lease term through August 31, 2039; and

WHEREAS, under the terms of the lease, WGP pays the greater of a minimum annual guarantee of \$625,000, or percentage rent, based on gross receipts for various services provided by WGP. With the exception of a short period when the golf course was closed due to COVID, WGP consistently has paid percentage rent to LAWA. During Calendar Year 2019, WGP paid LAWA \$806,528. In 2020, the amount dropped to \$771,877 due to closure resulting from the COVID pandemic; and

WHEREAS, issuance of permits, leases, agreements, gate and space assignments, and renewals, amendments or extensions thereof, or other entitlements granting use of existing airport facilities or its operations is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; and

WHEREAS, WGP will comply with the provisions of the Living Wage/Service Contractor Worker Retention Ordinances; and

WHEREAS, WGP will comply with the provisions of the Affirmative Action Program; and

WHEREAS, WGP is assigned Business Tax Registration Certificate 0000039317-0002-1; and



WHEREAS, WGP will comply with the provisions of the Child Support Obligations Ordinance; and

WHEREAS, WGP must have approved insurance documents, in the terms and amounts required, on file with LAWA prior to execution of the lease; and

WHEREAS, WGP has submitted the Contractor Responsibility Program Pledge of Compliance, and will comply with the provisions of said program; and

WHEREAS, WGP has been determined by Public Works, Office of Contract Compliance, with the provisions of the Equal Benefits Ordinance; and

WHEREAS, WGP will be required to comply with the provisions of the First Source Hiring Program for all non-trade LAX jobs; and

WHEREAS, WGP has submitted the Bidder Contributions CEC Form 55, and will comply with its provisions; and

WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the Staff Report; determined that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; approved the Second Amendment to Lease LAA-8486 with Westchester Golf Partners LLC to extend the term by eighteen and one-half (18.5) years, covering the Westchester Golf Course at Los Angeles International Airport; and authorized the Chief Executive Officer to execute said Second Amendment to Lease LAA-8486 with Westchester Golf Partners LLC after approval as to form by the City Attorney and approval by the Los Angeles City Council.

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I hereby certify that this Resolution No. 27192 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, January 21, 2021.



Grace Miguel – Secretary  
BOARD OF AIRPORT COMMISSIONERS