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September 10, 2012

To: Supervisor Zev Yaroslavsky, Chairman
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From: William T Fujioka
Chief Executive Officer

REPORT BACK ON RESTRICTIONS OF OCCUPANCY, AND UTILIZATION OF BOB HOPE PATRIOTIC HALL (ITEM NO. 52-A, AGENDA OF AUGUST 14, 2012)

On August 14, 2012, the Board directed this office to report back on the restrictions of occupancy at Bob Hope Patriotic Hall; and how much time and utilization of the building by organizations that were occupying it prior to construction.

Background

The Bob Hope Patriotic Hall Project (Patriotic Hall) was approved by the Board in September 2009. The renovation includes replacement of the building's mechanical, electrical, plumbing, and ventilation systems; renovation of the 10th floor gymnasium, full service kitchen, and vertical transportation systems; restoration of the 474-seat auditorium, Americans with Disabilities Act upgrades, and landscaping and reconfiguration of the existing surface parking lot. The building's historic features have been restored in accordance with the Secretary of the Interior's Standards. Completion is scheduled for Fall 2012.

In anticipation of reopening the building, this office has conducted individual meetings with each of the previous tenants and current stakeholders to understand each organization's space and operational needs. Upon conclusion of the individual meetings, group planning sessions will be conducted to present the gathered information and to develop a preliminary space plan that will be shared with stakeholders for input and comments. It is anticipated that a final space plan will be presented to the Board for consideration in December 2012.

Restriction of Occupancy

In 1923, the County dedicated the Patriotic Hall to veterans' associations as a meeting place to promote patriotism. Since the original dedication, the building has been leased by veterans and non-veterans.

County Counsel has opined that pursuant to California Military and Veterans Code Section 1264, non-veterans may use Patriotic Hall for non-patriotic purposes with the restriction that they not interfere with the reasonable use by veterans' associations; and non-veterans may use the building to provide services to veterans' associations without restrictions.

Utilization

In 2006, prior to the start of construction activities, the tenants of Patriotic Hall included veterans and non-veterans organizations occupying office and cubicle spaces; the building's conference/meeting spaces, auditorium, and gymnasium were utilized by government/department/agency; non-veterans groups/public; and veteran's organizations. In fiscal year 2005-2006, the building usage was as follows:

ENTITY TYPE	HOURS	PERCENTAGE
Non-Veterans/Public	8,952	50.44%
Department of Military & Veterans Affair	5,401	30.42%
Veterans Organization	3,397	19.14%
TOTAL	**17,750**	**100%**

Recommendations are being prepared that would restrict use of the reopened Patriotic Hall to activities of Veterans Service Organizations and to other organizations providing direct supporting services to veterans. Such recommendations will be presented to the Board in December 2012.

If you have any questions regarding this matter, your staff may contact Anh Hong at (213) 974-7369.

WTF:RLR:DJT
DKM:AH:mc

c: Executive Office, Board of Supervisor
County Counsel
Military and Veterans Affairs