COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

December 12, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

AUTHORIZATION FOR THE DIRECTOR TO EXTEND THE AGREEMENT FOR THE HOLLYWOOD HERITAGE MUSEUM OPERATION ON A MONTH-TO-MONTH BASIS (3RD District, 3-Vote Matter)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, cited herein.

2. Approve and authorize the Director of Parks and Recreation to execute Amendment No. 2 to Lease Agreement No. 43041 with Hollywood Heritage, Inc., that is substantially similar to the attached Amendment No. 2, for the lease of property and operation of the Hollywood Studio Museum to extend the terms of the existing agreement on a month-to-month basis up to 24 months, upon approval as to form by County Counsel.

PURPOSE OF RECOMMENDED ACTIONS/JUSTIFICATION

The recommended action will allow the Department to continue, on a month-to-month basis, an agreement for the operation of the Hollywood Studio Museum.

On October 26, 1982, your Board approved Lease Agreement No. 43041 with Hollywood Heritage Inc. for operation of the Hollywood Studio Museum, with an expiration date of December 31, 2005. On December 20, 2005, your Board authorized the Director of Parks and Recreation to execute an amendment to that Agreement which allowed Hollywood Heritage, Inc. to continue operating the Museum on a month-to-month basis for up to 12 additional months. That Amendment expires on December 31, 2006.

The current recommendation would allow the Department to extend the Agreement on a month-to-month basis as it continues discussions with Hollywood Heritage, Inc. on the future of the Museum not to exceed 24 months.

Implementation of Strategic Plan Goals

Approval of the recommended action supports County Strategic Plan Goal No. 4, Fiscal Responsibility, and Goal No. 6, Community Services, by providing for the continuation of services and programs while negotiations continue.

FISCAL IMPACT/FINANCING

This action will have no impact on the County General Fund as there is no cost associated with the Agreement.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Under the terms of the current Agreement, if your Board does not approve the extension, Hollywood Heritage Inc. would be required to relocate the Museum from its current location across from the Hollywood Bowl.

ENVIRONMENTAL DOCUMENTATION

The proposed extension of the Lease Agreement is categorically exempt from CEQA according to Section 15301 of the State CEQA Guidelines and Class 1 of the Environmental Document Reporting Procedures and Guidelines, adopted by your Board on November 17, 1987, because the project involves the renewal of a lease.

CONCLUSION

Please instruct the Executive Office-Clerk of the Board to return three conformed copies of this action to Parks and Recreation.

Respectfully submitted,

Russ Guiney
Director

c: Executive Officer-Clerk of the Board
Chief Administrative Office
County Counsel

AMENDMENT NUMBER 2 TO
HOLLYWOOD STUDIO MUSEUM LEASE
AGREEMENT NUMBER 43041 FOR THE OPERATION AND
MAIN TENANCE OF THE HOLLYWOOD STUDIO MUSEUM

THIS AMENDMENT TO THE HOLLYWOOD STUDIO MUSEUM LEASE, made this _____ day of _____, 2006

BY AND BETWEEN COUNTY OF LOS ANGELES, a body corporate and politic, herein after referred to as "County",

AND

HOLLYWOOD HERITAGE, INC., Hereinafter referred to as "Lessee-Operator".

R E C I T A L S

WHEREAS, on October 26, 1982, the County Board of Supervisors (the Board) approved Hollywood Studio Museum Lease, Agreement Number 43041 (the Lease) with Lessee-Operator for the operation and maintenance of the Hollywood Studio Museum; and

WHEREAS, pursuant to Section 2 of the Lease, the term of the Lease expired on December 31, 2005; and

WHEREAS, on December 29, 2005, the Director of the Department of Parks and Recreation, as authorized by the Board of Supervisors, and the Lessee-Operator

executed Amendment Number 1 to Lease Number 43041 for the continued operation and maintenance of the Hollywood Studio Museum on a month-to-month basis until December 31, 2006; and

WHEREAS, an additional month-to-month extension of the subject Lease is required with the Lessee-Operator to continue providing for the operation and maintenance of the Hollywood Studio Museum not to exceed 24 months until December 31, 2008; and

WHEREAS, both parties agree to amend said contract to continue the Lessee-Operator's operation and maintenance of the Hollywood Studio Museum;

NOW THEREFORE, in consideration of the mutual promises, covenants and conditions set forth herein, the parties here and each of them do agree as follows:

1.0 TERM

Section 2 of the Lease is amended to include the following sentence:

> "Effective January 1, 2007, the term of this Lease is extended on a Month-to-Month basis not to exceed twenty-four (24) months. Earlier termination of services hereunder shall be effected by delivery to Lessee-Operator of a thirty (30) day advance written Notice of Termination, specifying the date upon which such termination becomes effective."

2.0 RATIFICATION

All other terms, conditions, and promises of the Lease not affected by this Amendment shall remain in full force and effect and are hereby reaffirmed.

3.0 EFFECTIVE DATE

The effective date of this Amendment to the Lease shall be January 1, 2007.

IN WITNESS WHEREOF, Lessee-Operator has executed this Amendment Number 1 to Lease Number 43041 or caused it to be fully executed, and the County of Los Angeles, by order of the Board of Supervisors has caused this Amendment Number 1 to be executed on its behalf by the Director of the Department of Parks and Recreation on the day and year written above.

HOLLYWOOD HERTIAGE, INC.,

By _____

COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECRATION

By _____

Russ Guiney, Director
Department of Parks and Recreation

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By _____
Senior Deputy