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May 29, 2019

Ms. Terri Tippit, Chairwoman
Westside Neighborhood Council
P.O. Box 64370
Los Angeles, CA 90064

Re: Rancho Park Golf Food and Beverage Concession

Dear Ms. Tippit,

This letter serves as a follow up to the Westside Neighborhood Council (WNC) meeting of Thursday, May 9, 2019, and to our meeting on Thursday, May 23, 2019 regarding the topic of the Rancho Park Golf Food and Beverage Concession.

As I stated at the meeting, we are committed to working with the WNC and community stakeholders to answer and resolve the questions and concerns raised as they relate to the proposed improvements to the Rancho Park Golf clubhouse.

By way of background, on March 6th, 2019 the RAP Board of Commissioners approved a proposed Agreement for the Redevelopment, Operation and Maintenance of the Food and Beverage Concession at Rancho Park Golf Course (Proposed Agreement) with The Tavern at Rancho Park, LLC (TRP) following a competitive RFP evaluation process. The Proposed Agreement is currently pending City Council Committee and full Council approval (Council File No. 19-0431). As I mentioned at the May 9th WNC meeting, I requested that the item be held and approval postponed until we worked to resolve the concerns voiced by the WNC and local community members.

The Proposed Agreement with TRP includes a term of 10-years with one five-year option to renew. TRP's capital improvement plan, which will not change the existing footprint of the clubhouse building, includes the redevelopment of the restaurant and bar area, remodel of the entrance way and public restrooms (ADA compliance), installation of new kitchen equipment and furniture, remodel of the halfway cafe, creation of patio seating, addition of a Grab & Golf food offering to service golfers and the driving range, and development of a flexible banquet hall / event space to host golf tournament and



community meetings/events. The total proposed capital improvement investment amount by TRP is \$4,285,183.

TRP's business plan and operations plan provide an enhanced menu developed by husband and wife team Chef Christian Page (Cassell's Hamburgers) and Chef Elia Aboumrad and features food-order deliveries on the golf course via onsite mobile ordering technology, consistent with golf industry best practices.

RAP believes that the Proposed Agreement and proposed capital improvements will provide an enhanced experience for golfers and serve as a community benefit while also generating revenue to support the fiscal sustainability of the golf course. That said, after listening to the concerns and questions raised by the community members, I wanted to memorialize the following clarifications and solutions to which we have agreed:

Hours of Operation and Noise – The proposed hours of operation will run consistent with golf operations; 30 minutes before the first tee time and closure at 10:00pm when the driving range closes. Restaurant and special event activity will not be permitted outside these times and amplified sound will not be permitted outdoors, with the exception of periodic PA announcements as part of normal golf operations.

Movie Nights Will Not Be Permitted Unless Requested by the Community – As part of TRP's RFP response, the concept of community movie nights on the driving range landing area was proposed as a potential fun, community benefit. While the Proposed Agreement does not expressly approve this idea, given the vocal community opposition to the concept, movie nights on the driving range will only be permitted if requested by the community.

Micro-Brewery Proposal – For context, the Rancho Park Golf clubhouse restaurant currently sells beer, wine, and spirits under a Type 47 Alcohol Beverage Control License (ABC) license. One element of the restaurant renovation proposed by TRP is the installation of a small-footprint (less than 300 sq. ft.), turn-key micro-brewery system to serve the on-site consumption of beer at the restaurant and golf course, as an alternative to stocking kegs of beer. This proposal is intended to enhance the experience and create a unique beverage offering; the concept of off-site sales of this craft beer at other City golf course restaurants was left optional. Upon execution of the Proposed Agreement, TRP would be required to obtain the applicable ABC license for this proposal in addition to the current Type 47 license. In light of the WNC and community stakeholder opposition to this concept, RAP and TRP are prepared to expressly restrict the sale of beer to on-site consumption only and any off-site sales will be prohibited.

Special Event Space / Banquet Hall – As noted above, the capital improvement investments proposed by TRP include the creation of a flexible special event space / banquet hall, as well as the repositioning of the starters office / golf pro-shop, where the current locker rooms and pro-shop exist within the clubhouse. This space is intended to

enable Rancho Park Golf Course to accommodate day-time golf tournaments, which it currently cannot accommodate due to the lack of interior space for tournament staging (golfer check-in, registration, scoring, pairing, and awards) and food/beverage service. The proposed special event space / banquet hall may also serve as a more passive lounge area for golfers and restaurant patrons, or be configured for multiple purposes to host meetings, community events, and small special events. As mentioned above, all activities will not be permitted beyond 10:00 pm and amplified sound will be prohibited outdoors. Moreover, RAP and TRP are committed to ensuring that activity in this proposed space does not negatively impact the local neighborhood; no events will be permitted that impact of the golf course or golf experience.

Parking Management – The parking lot at Rancho Park Golf Course consists of a total of 272 parking spaces. The parking lot typically accommodates all activity at the golf course. During daytime golf tournaments, which would likely take place during the weekend, it is assumed that the parking lot would sufficiently accommodate tournament participants as those patrons would be replacing the more regular golf course patrons during that duration of time. Similarly, it is expected that the parking lot will sufficiently accommodate restaurant patrons in the evening given that the majority of golf patrons depart following the closure of the golf course at sundown. For potential special events, should it be expected that the parking lot reach capacity, TRP may require that valet parking be implemented to mitigate congestion in and around the parking lot. The golf Course will continue to accommodate weekday use of a portion of the parking lot as part of its arrangement with Temple Isaiah. In addition, RAP will pursue the idea of closing the Patricia Street gate as an entrance at 7pm and during special events and directing vehicle traffic to the Pico Boulevard entrance/exit with the goal of minimizing the potential for traffic in the residential community adjacent to the facility, subject to applicable fire code standards.

Capital Improvements Construction Timeline –The construction timeline proposed by TRP includes a phased construction process whereby the clubhouse will be closed for no more than one year for renovation following the execution of the Proposed Agreement. The proposed Grab & Go food offering would provide food service during the restaurant closure and the restrooms adjacent to the cart barn are currently being renovated for use during this construction time period as well. Following the re-opening of the restaurant and bar area, the Proposed Agreement provides up to one additional year for TRP to complete the special event / banquet hall / pro shop renovations.

Rancho Park Golf Course Signage – The main golf course signage on the corner of Pico Blvd. and Patricia St. will not be replaced. Signage in and around the golf course and clubhouse will be added to enhance way-finding.

Menu and Pricing – One additional item I wanted to address is a concern regarding the proposed new menu and pricing. TRP is proposing a menu with a variety of affordable options and traditional golf course favorites, as well as more elevated menu choices

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consistent with the local culinary environment; all of which will be prepared with healthy ingredients in line with the City's Good Food Purchasing Policy. The menu will be evaluated regularly to ensure the prices remain reasonable and the food options meet the interests and expectations of customers.

Parking Lot Security Lighting – I wanted to also note that on a separate but parallel timeline, RAP will be adding security lighting in the parking lot to address safety concerns and meet parking lot luminosity standards. The lighting being planned will use light-emitting diode (LED) lamps that provide adequate security lighting with a directed spill that will not impact the surrounding community.

Consistent with the above items, I plan to recommend revisions to the Proposed Agreement with TRP for re-consideration by the RAP Board of Commissioners, and the subsequent review and approval by the City Council. I appreciate the WNC's leadership and feedback on this project and I appreciate you helping to facilitate the process of RAP addressing the concerns of local neighbors in a manner that will result in positive, long-overdue improvements to the Rancho Park Golf clubhouse for the benefit of golfers and community members alike.

If you have any questions, please feel free to contact my staff member Matthew Rudnick, Chief Management Analyst with RAP's Finance and Administration Division, by phone at (213) 202-5600 or by email at matthew.rudnick@lacity.org.

Sincerely,



MICHAEL A. SHULL
General Manager

cc: Office of Los Angeles City Councilmember Paul Koretz
Board of Recreation and Parks Commissioners