

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

BOARD OF COMMISSIONERS

LILIANA PEREZ
PRESIDENT

BRIAN CHU
VICE PRESIDENT

ZELENNE CARDENAS
SUZANNE MANRIQUEZ
CARLO MATRICARDI
LORI QUON
IRMA RAMIREZ
M. RENE ROMERO
JOHN WIRFS

EL PUEBLO DE LOS ANGELES HISTORICAL MONUMENT

DOMENIKA LYNCH
GENERAL MANAGER

125 PASEO DE LA PLAZA, SUITE 300
LOS ANGELES, CA 90012

TEL: (213) 485-6855

EL PUEBLO DE LOS ANGELES HISTORICAL MONUMENT

AUTHORITY COMMISSION

GENERAL MANAGER REPORT

To: El Pueblo de Los Angeles Authority Commission

From: Domenika Lynch, General Manager

Date: February 26, 2026

Subject: Support of Council Motions Related to Lease Oversight and Master Plan Fund Reallocation

Purpose

This report provides an overview of two Council motions affecting El Pueblo operations and requests formal Commission support. Although both motions are proceeding at Council, Commission support reinforces policy intent and ensures implementation reflects the operational realities of the Monument. Together, these motions strengthen fiscal transparency, clarify maintenance accountability, and provide near-term stabilization resources as Los Angeles prepares for the 2026 FIFA World Cup and the 2028 Olympic and Paralympic Games.

Council Motion No. #3508194830: Lease, Rent, Arrears, and Maintenance Reporting

This motion directs the General Services Department, in coordination with El Pueblo, to provide a comprehensive report on lease agreements, including rent amounts and arrears, duration of agreements, vacancy levels, marketing and leasing processes, clarification of the City's approval role, and identification of maintenance responsibility. It also requires reporting on annual repair volume and average repair timelines.

The motion advances transparency and fiscal accountability. Leasing revenue is central to El Pueblo's sustainability, and standardized reporting will allow the Commission and Council to evaluate performance trends and revenue stability more clearly. Clarifying maintenance responsibility between

GSD and El Pueblo will improve responsiveness, reduce confusion, and strengthen stewardship of historic assets.

Staff supports this motion as an important step toward improved coordination and accountability.

Council Motion No. #3508195049: Master Plan Fund Reallocation

This motion authorizes cancellation of the currently paused Master Plan phase and reallocates approximately \$965,975 in unspent funds to address immediate operational needs.

In 2024, approximately \$500,000 was allocated to begin the El Pueblo Master Plan process. Three community engagement meetings were conducted, and \$34,025 was expended for those meetings and initial planning efforts. The remaining funds were not encumbered. An additional \$500,000 was later identified through CTIEP funding for a second phase. However, due to limited funding availability and shifting operational priorities, the project was placed on hold.

At present, El Pueblo is operating under structural financial pressure. The campus is managing deferred maintenance, increased custodial and sanitation demands, security coordination needs, revenue recovery challenges, and preparation for global events. These immediate operational needs require stabilization funding.

The proposed reallocation directs funds toward as-needed staffing, custodial services, capital improvements, contractual services, rodent abatement, and site safety improvements. These investments address baseline operational capacity and public readiness. They do not expand programming; they stabilize existing conditions.

As Los Angeles prepares to welcome the world, El Pueblo's condition will reflect directly on the City. Stabilizing cleanliness, safety, and deferred maintenance now ensures the campus is prepared for increased visitation and international attention.

This action does not abandon long-term planning. It reflects responsible sequencing. Stabilization must precede expansion.

Staff supports this motion.

Recommendations and Requested Action

Taken together, these motions first strengthen financial and maintenance transparency and second provide resources to stabilize campus conditions and improve public readiness. Commission support will reinforce the City’s commitment to restoring operational effectiveness at El Pueblo.

Staff respectfully recommends that the Commission:

1. Adopt a motion supporting Council Motion No. #3508194830 submitted on 2/6/26 regarding lease, rent, arrears, vacancy, and maintenance reporting, and direct staff to cooperate fully in preparation of the requested report. Council motion was submitted by Council Member Ysabel Jurado and seconded by Council Member Tim McOsker.

2. Adopt a motion supporting Council Motion No. #3508195049 submitted on 2/13/26 authorizing cancellation of the Master Plan phase and reallocation of funds to immediate operational and readiness needs. Council motion was submitted by Council Member Jurado and seconded by Council Member Padilla.

Approval of these actions will formally communicate the Commission’s support to the Mayor, CAO, and City Council.