June 13, 2008

Councilmember Garcetti
City Administrative Officer
Chief Legislative Analyst
Department of General Services, Asset Management

RE: A LEASE AGREEMENT WITH CIM/H&H RETAIL, LP FOR A LOS ANGELES POLICE DEPARTMENT SUBSTATION AT 6801 HOLLYWOOD BOULEVARD, SUITE 169

At the meeting of the Council held June 10, 2008, the following action was taken:

Attached report adopted .................................................................
Attached motion ( ) adopted ..............................................................
Attached resolution ( - ) adopted ......................................................
FORTHWITH ...............................................................................
Mayor concurred ...........................................................................
To the Mayor FORTHWITH ............................................................
Motion adopted to approve committee report recommendation(s) ........................................................................
Motion adopted to approve communication recommendation(s) ................................................................. X
Ordinance adopted ........................................................................
Ordinance number ........................................................................
Publication date ............................................................................
Effective date ..............................................................................
COMMUNICATION

File No. 08-1077

TO: LOS ANGELES CITY COUNCIL

FROM: COUNCILMEMBER TONY CARDENAS, CHAIR
INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE

COMMUNICATION FROM CHAIR, INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE relative to a proposed lease agreement with CIM/H&H Retail, LP for a Los Angeles Police Department (LAPD) substation at 6801 Hollywood Boulevard, Suite 169.

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to negotiate a lease agreement with CIM/H&H Retail, LP for an LAPD substation at 6801 Hollywood Boulevard, Suite 169 under the terms and conditions as detailed in the April 24, 2008 GSD report and attached to the Communication from the Chair, Information Technology and General Services Committee.

Fiscal Impact Statement: The GSD reports that there is no impact to the General Fund.

SUMMARY

On June 3, 2008, the Chair of the Information Technology and General Services Committee considered an April 24, 2008 GSD report relative to a proposed lease agreement with CIM/H&H Retail, LP for an LAPD substation at 6801 Hollywood Boulevard, Suite 169 (Hollywood and Highland complex). According to the GSD, it is requesting authority to negotiate and execute a lease agreement for the LAPD Substation and this facility will continue to be used by the LAPD as a logistical base when providing security and crowd control at special events which are held frequently at the Hollywood and Highland venue and surrounding Hollywood vicinity.

Since the opening of Hollywood and Highland in 2001, the need for LAPD to provide security and crowd control functions at special events held at the venue and in the surrounding Hollywood area has steadily increased. In order to provide the level of security and crowd control functions required for these events, it is necessary to establish an operational base as close to the event(s) as possible. This lease agreement will continue to provide the LAPD with a substation at 6801 Hollywood Boulevard, Suite 169 (Hollywood and Highland) to be used as a logistical operations base for providing security and crowd control functions at the increasing number of special events being held at the venue and in the surrounding area. The proposed lease agreement with CIM/H&H Retail, LP, will provide LAPD with approximately 2,111 square feet of space at an annual rental rate of $1.00 per year.

After further consideration and having provided an opportunity for public comment, the Committee Chair moved to recommend approval of the lease with CIM/H&H Retail, LP as detailed in the above recommendation.
This matter is now submitted to Council for its consideration.

Respectfully submitted,

Tony Cardenas
COUNCILMEMBER TONY CARDENAS, CHAIR
INFORMATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE
April 24, 2008

Honorable Councilmembers
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Erika Pulst, Legislative Assistant

REQUEST FOR APPROVAL OF A LEASE AGREEMENT
FOR A LOS ANGELES POLICE DEPARTMENT SUBSTATION AT
6801 HOLLWOOD BOULEVARD

The Department of General Services (GSD) requests authority to negotiate and execute a lease agreement for a Los Angeles Police Department substation located at 6801 Hollywood Boulevard, Los Angeles, California (Hollywood and Highland complex). The facility will continue to be used by the Los Angeles Police Department (LAPD) as a logistical base when providing security and crowd control at special events which are held frequently at the Hollywood and Highland venue and surrounding Hollywood vicinity.

BACKGROUND

Since the opening of Hollywood and Highland in 2001, the need for LAPD to provide security and crowd control functions at special events held at the venue and in the surrounding Hollywood area has steadily increased. In order to provide the level of security and crowd control functions required for these events, it is necessary to establish an operational base as close to the event(s) as possible. This lease agreement will continue to provide LAPD with a substation at 6801 Hollywood Boulevard, Suite 169 (Hollywood and Highland) to be used as a logistical operations base for providing security and crowd control functions at the increasing number of special events being held at the venue and in the surrounding area. The proposed lease agreement with CIM/H&H Retail, LP, will provide LAPD with approximately 2,111 square feet of space at an annual rental rate of $1.00 per year.

APR 30 2008
INFORMATION TECHNOLOGY &
GENERAL SERVICES
AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER
**TERMS AND CONDITIONS**

**LOCATION:**
6801 Hollywood Boulevard, Suite 169  
Los Angeles, California

**USE:**
LAPD substation

**AREA AND RENTAL RATE:**
Approximately 2,111 square feet  
Annual rental rate of $1.00 per year

**TERM:**
Five (5) year term commencing on January 1, 2007 through December 31, 2011

**OPTION:**
None

**RENT:**
$1.00 annually

**ESCALATIONS:**
None

**FISCAL IMPACT**

There is no impact to the General Fund.

**RECOMMENDATION**

That the Los Angeles City Council authorize the Department of General Services to negotiate a lease agreement for LAPD for a substation located at 6801 Hollywood Boulevard, Suite 169, Los Angeles, California under the terms and conditions substantially as outlined in this report.

Tony M. Royster  
Interim General Manager

TMR:ba