

ENTERTAINMENT AND FACILITIES COMMITTEE REPORT relative to a lease agreement with Fariba Atighehchi, doing business as 110 Sunshine Smoothies, Drink Coffee and Tea/Qwench Juice Bar, to operate a coffee, fast-food, and juice bar at 201 North Los Angeles Street, Spaces 23A and 10D.

Recommendations for Council action:

1. AUTHORIZE the Department of General Services (GSD) to negotiate a new two-and-a-half-year lease agreement with Fariba Atighehchi, doing business as 110 Sunshine Smoothies, Drink Coffee and Tea/Qwench Juice Bar, to operate a coffee, fast-food, and juice bar at 201 North Los Angeles Street, Spaces 23A and 10D under the terms and conditions substantially as outlined in the June 25, 2015 GSD report, attached to the Council file.
2. INSTRUCT the GSD and REQUEST the City Attorney to include lease terms that would ensure that the City is not responsible for any tenant relocation costs.

Fiscal Impact Statement: The GSD reports that the base rent from this coffee/juice fast food eatery will generate revenue to the General Fund in the amount of \$2,818.20 monthly and \$33,818.40 annually. The rent price is based upon a March 15, 2015 prepared third-party market rent analysis for the Los Angeles Mall. The proposed rental price is slightly higher than the market rental analysis rate.

Community Impact Statement: None submitted.

Summary:

At a meeting held on August 11, 2015, the Entertainment and Facilities Committee considered a July 7, 2015 Municipal Facilities Committee (MFC) transmittal and a June 25, 2015 GSD report relative to a lease agreement with Fariba Atighehchi, doing business as 110 Sunshine Smoothies, Drink Coffee and Tea/Qwench Juice Bar, to operate a coffee, fast-food, and juice bar at 201 North Los Angeles Street, Spaces 23A and 10D. During the discussion of this item, the GSD and CAO representatives provided an overview of the proposed lease agreement and responded to related questions from the Committee members.

After providing an opportunity for public comment, the Committee recommended that Council approve the recommendations contained in the MFC transmittal as detailed above. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

ENTERTAINMENT AND FACILITIES COMMITTEE



<b>MEMBER</b>	<b>VOTE</b>
MARTINEZ:	YES
KREKORIAN:	YES
BUSCAINO:	ABSENT
O'FARRELL:	YES
RYU:	YES

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