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TO
Council

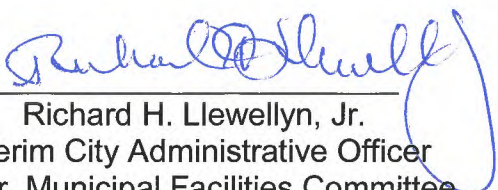
DATE
01-05-18

COUNCIL FILE NO.

FROM
Municipal Facilities Committee

COUNCIL DISTRICT
12

At its Special meeting held on December 21, 2017, the Municipal Facilities Committee adopted the recommendations of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendations would authorize GSD to negotiate and execute a new lease agreement between City (lessee) and St. Stephen's Lutheran Church (lessor) on behalf of the Los Angeles Department of Transportation (LADOT) to utilize the parking lot located at 15950 Chatsworth Street as a commuter facility. There is no impact on the General Fund as LADOT will utilize special fund monies to fund all associated leasing costs.


Richard H. Llewellyn, Jr.
Interim City Administrative Officer
Chair, Municipal Facilities Committee

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

CITY OF LOS ANGELES
CALIFORNIA



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December 21, 2017

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

Attention John White, Legislative Assistant

**REQUEST FOR AUTHORIZATION TO NEGOTIATE
AND EXECUTE A NEW PARKING LEASE AGREEMENT
FOR THE LOS ANGELES DEPARTMENT OF TRANSPORTATION**

The Department of General Services (GSD) requests authority to negotiate and execute a new parking lease agreement for the Los Angeles Department of Transportation (LADOT), at 15950 Chatsworth Street, Granada Hills, California 91344.

BACKGROUND:

A Council Motion adopted on November 8, 2017 directed GSD to negotiate and execute a new parking lease agreement for LADOT.

The existing five year parking lease agreement with Saint Stephen's Lutheran Church in Granada Hills will expire on December 31, 2017. This agreement allows the City's Commuter Express transit service to use a portion of the Church's parking lot as a park-and-ride facility. In consideration for the use of the parking lot, LADOT agreed to re-seal and re-stripe the parking lot asphalt and repair or replace the parking lot light bulbs and hardware as needed. These repairs were performed by LADOT during the duration of the lease at the City's expense.

This parking lot is predominately in a residential area near a middle school. There is ample street parking however, the lot is heavily used by riders on the Commuter Express transit service which guarantees dedicated parking.

Saint Stephen's approached the City with a new proposal which includes monthly monetary compensation payments for the use of the parking area under the new lease. The space allotment remains the same and consists of approximately 115 parking spaces.

A parking market rate analysis revealed a wide range of monthly parking rates from free to \$105. Exhibit "A" illustrates the current market rates for unreserved monthly parking.

EXHIBIT "A"

No.:	Parking Lot Address	Parking Type	Monthly Fee
1	5545 Balboa Blvd, Encino	Unreserved	\$70.00 - \$100.00
2	15315 Magnolia Blvd, Sherman Oaks	Unreserved	\$80.00
3	15243 Vanowen Street, Van Nuys	Unreserved	\$105.00
4	5990 Sepulveda Blvd, Van Nuys	Unreserved	\$85.00
5	4419 Van Nuys Blvd, Sherman Oaks	Unreserved	\$75.00
6	5200 Lankershim Blvd, N.Hollywood	Unreserved	\$90.00
7	10515 Balboa Blvd, Granada Hills	Unreserved	\$50.00
8	14901 Rinaldi Street, Mission Hills	Unreserved	\$25.00
9	4910 Van Nuys Blvd, Sherman Oaks	Unreserved	\$49.50
10	19231 Victory Blvd, Reseda	Unreserved	\$50.00 - \$65.00
11	3575 Cahuenga Blvd, Los Angeles	Unreserved	\$90.00

Based upon the above table, \$40 was used as the monthly amount for parking per month. There are approximately 115 parking spaces requested ($\$40 \times 115 = \$4,600$). Comparables #7,8,9 and 10 best reflect the subject parking location. This parking agreement will include a three percent rental escalation annually. LADOT will provide the necessary funding to ensure continued transit services.

TERMS AND CONDITIONS:

The new lease agreement will contain the following:

LOCATION: 15950 Chatsworth Street,
Granada Hills, CA 91344

LANDLORD: Saint Stephen's Lutheran Church

USE: Parking Lot

SQUARE FEET: Approximately 20,000

TERM: Five years (60 months), beginning January 1, 2018

OPTION: One 5-year option

RENTAL RATE: \$4,600

ESCALATIONS: 3% annually

ADDITIONAL RENT: N/A

SECURITY DEPOSIT: N/A

UTILITIES: N/A

PARKING: 115 parking spaces

TENANT LADOT (Commuter Express Transit Service)

IMPROVEMENT: N/A

MAINTENANCE: Sole responsibility of the Saint Stephen's Lutheran Church

FISCAL IMPACT:

There is no impact to the General Fund. LADOT has identified funding in their budget to pay for the anticipated parking lease expense. The first year of the parking lease is expected to cost LADOT approximately \$55,200.

RECOMMENDATION:

That the Los Angeles City Council authorize the Department of General Services to negotiate and execute a lease with Saint Stephen's Lutheran Church for parking space located at 15950 Chatsworth Street, Granada Hills, California, under the terms and conditions substantially as outlined in this report.



Tony M. Royster
General Manager

Attachments