

RESOLUTION NO. 25804

LAX  
LA/Ontario  
Van Nuys  
City of Los Angeles

BE IT RESOLVED that the Board of Airport Commissioners approved the First Amendment to Lease LAA-8562-1 with Authorized Taxicab Supervision, Inc. to incorporate substitute premises arising from the relocation of the taxicab holding lot at Los Angeles International Airport from 9468 Alverstone Avenue to 6150 West 96<sup>th</sup> Street, as referenced in the Board-adopted staff report attached hereto and made part hereof; and

Eric Garcetti  
Mayor

BE IT FURTHER RESOLVED that the Board of Airport Commissioners authorized the Executive Director to execute said First Amendment upon approval as to form by the City Attorney and upon approval by the Los Angeles City Council; and

Board of Airport  
Commissioners

Sean O. Burton  
President

BE IT FURTHER RESOLVED that the issuance of permits, leases, agreements, gate and space assignments, and renewals, amendments or extensions thereof, or other entitlements granting use of existing airport facilities or its operations is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article III Class 1(18)(c) of the Los Angeles City CEQA Guidelines; and

Valeria C. Velasco  
Vice President

Jeffery J. Daar  
Gabriel L. Eshaghian  
Beatrice C. Hsu  
Nolan V. Rollins  
Dr. Cynthia A. Telles

BE IT FURTHER RESOLVED that actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606.

Deborah Flint  
Executive Director

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I hereby certify that this Resolution No. 25804 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, October 1, 2015.



Sandra J. Miller – Secretary  
BOARD OF AIRPORT COMMISSIONERS



Los Angeles World Airports

Item Number **6**

# REPORT TO THE BOARD OF AIRPORT COMMISSIONERS

*[Signature]*  
Approved by: Vivian D. Howell, LAX Non-Airfield and Palmdale

*[Signature]*  
Reviewed by: Debbie L. Bowers, Deputy Executive Director

*[Signature]*  
City Attorney

*[Signature]*  
Deborah Flint - Executive Director

Meeting Date:

10/1/2015

CAO Review:

- Completed
- Pending
- N/A

Reviewed for	Date	Approval Status	By
Capital Budget	7/13/2015	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	DS
Operating Budget	7/16/2015	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA	RW
CEQA	7/1/2015	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	AE
Procurement	8/21/2015	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Cond	MT
Guest Experience	9/2/15	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	BY

## **SUBJECT: First Amendment with Authorized Taxicab Supervision, Inc. at Los Angeles International Airport**

Approve the First Amendment to Lease LAA-8562-1 with Authorized Taxicab Supervision, Inc. to incorporate substitute Premises arising from the relocation of the taxicab holding lot at Los Angeles International Airport from 9468 Alverstone Avenue to 6150 West 96<sup>th</sup> Street.

### **RECOMMENDATIONS:**

Management RECOMMENDS that the Board of Airport Commissioners:

1. ADOPT the Staff Report.
2. DETERMINE that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines.
3. APPROVE the First Amendment to Lease LAA-8652-1 with Authorized Taxicab Supervision, Inc., as referenced in this report.
4. AUTHORIZE the Executive Director to execute the First Amendment to Lease LAA-8562-1 between the City of Los Angeles and Authorized Taxicab Supervision, Inc. upon approval as to form by the City Attorney and further approval by the Los Angeles City Council.

## **DISCUSSION:**

### **1. Purpose**

Incorporate substitute Premises in the Lease to facilitate the relocation of the existing taxi holding lot at Los Angeles International Airport (LAX), occupied by Authorized Taxicab Supervision, Inc. (ATS), thereby allowing the Runway 6R-24L Safety Area Project to proceed in accordance with required Federal Aviation Administration mandates.

### **2. Prior Related Actions**

- March 7, 2011 - Board Resolution No. 24394 (Lease No. LAA-8562-1)  
The Board of Airport Commissioners (Board) approved a ten-year ground lease with ATS for property located at 9468 Alverstone Avenue at LAX, which was approved by Los Angeles City Council on March 29, 2011.

### **3. Current Action**

Under the Lease, ATS occupies a holding lot in connection with its management and supervision of taxicab activities at LAX. The existing 123,698 square foot holding lot located on Alverstone Avenue contains taxi queuing area, office trailers for taxi management staff, restrooms for drivers, a car wash, and automatic vehicle identification equipment.

LAWA must relocate the holding lot facility by November 2015 to allow the Runway 6R-24L Runway Safety Area Project to proceed. While discussing this relocation, ATS sought opportunities to grow the taxicab business by changing the frequency of when taxis are allowed to enter the holding lot and Central Terminal Area. This change would require more land to hold the taxicabs and can only be activated upon consultation with the taxicab industry. In anticipation of this change, staff proposes an amendment which gives ATS rights to all of the required space for the expansion opportunity but allows ATS to only occupy and pay for the land they will actually use upon relocation. The amendment will also allow ATS to increase its taxi holding lot by up to an additional 75,000 square feet in the future if taxi operations require increased capacity.

The table below provides a summary of the changes to the Lease proposed in the First Amendment, all other terms and conditions of the Lease remain the same:

<b>Premises*</b>	<b>Current Lease</b>	<b>Base per First Amendment</b>	<b>Potential per First Amendment</b>
Paved Land	123,698	108,192	183,192
<b>Rent</b>			
Monthly	\$60,303	\$52,744	\$89,306
Annual	\$723,633	\$632,923	\$1,071,673

\* Premises in square feet and dollars rounded

### ***Action Requested***

Staff requests the Board approve the First Amendment to Lease LAA-8562-1 with ATS, and authorize the Executive Director to execute the First Amendment after approval as to form by the City Attorney and upon approval by the Los Angeles City Council.

### ***Fiscal Impact***

Approval of this item will decrease LAWA's annual revenue under the Base scenario from \$723,633 to \$632,923. However, should ATS exercise the option to increase the premises, rent would increase to \$1,071,673 per year.

#### **4. Alternatives Considered**

- ***Take No Action***

Failing to relocate the taxi holding lot will result in not relocating ATS to the new site which would impede the Runway 6R-24L Safety Area Project at LAX.

- ***Relocate to an Alternative Site***

Staff evaluated various sites for the replacement taxi holding lot. All other sites considered would cause the holding lot to be more distant from the CTA and would, as a result, impair taxi operation and customer service when compared to the Premises included in the First Amendment.

### **STANDARD PROVISIONS:**

1. The issuance of permits, leases, agreements, gate and space assignments, and renewals, amendments or extensions thereof, or other entitlements granting use of existing airport facilities or its operations is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines.
2. This item is subject to approval as to form by the City Attorney.
3. Actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606.
4. ATS is required by contract to comply with the provisions of the Living Wage / Service Contract Worker Retention Ordinances.
5. Leases are not subject to the Small Business Enterprise Program.
6. ATS is required by contract to comply with the provisions of the Affirmative Action Program.
7. ATS has been assigned Business Tax Registration Certificate number 820812-86.
8. ATS is required by contract to comply with the provisions of the Child Support Obligations Ordinance.

9. ATS has approved insurance documents, in the terms and amounts required, on file with the Los Angeles World Airports.
10. This action is not subject to the provisions of Charter Section 1022 (Use of Independent Contractor).
11. ATS has submitted the Contractor Responsibility Program Pledge of Compliance and will comply with the provisions of the Contractor Responsibility Program.
12. ATS must be determined by Public Works, Office of Contract Compliance to be in compliance with the provisions of the Equal Benefits Ordinance prior to execution of the lease amendment.
13. ATS will be required to comply with the provisions of the First Source Hiring Program for all non-trade LAX Airport jobs.
14. ATS has submitted the Bidder Contributions CEC Form 55 and will comply with its provisions.