

MITIGATED NEGATIVE DECLARATION (MDN), MITIGATION MONITORING PROGRAM (MMP) and INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to authorizing the Department of General Services (GSD) to execute a Purchase and Sale Agreement (PSA) with 1925 North Marianna, LLC, to acquire land and design-build a warehouse for the Los Angeles Police Department's (LAPD) Property Division and Commercial Auto Theft Section (CATS).

Recommendations for Council action:

1. AUTHORIZE the GSD, with the assistance of the City Attorney, to execute a PSA in the amount of \$27,995,000 for the land and Design-Build Warehouse at Marianna Avenue and Worth Street for the LAPD Property Division and CATS under the terms and conditions substantially outlined in the GSD report dated May 31, 2018.
2. REVIEW and CONSIDER the Final Revised Initial Study/Mitigated Negative Declaration for the LAPD Evidence Warehouse dated November, 2018, along with any public comments received during the public review process.
3. FIND that, on the basis of the whole record including the Initial Study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the Final Revised Initial Study/Mitigated Negative Declaration dated November, 2018 reflects the City's independent judgment and analysis.
4. ADOPT the MND dated November, 2018.
5. ADOPT the MMP dated November, 2018.
6. APPROVE the project as described in the Initial Study.
7. INSTRUCT the Office of the City Clerk, Bureau of Engineering, and the GSD, Real Estate Division, to be the custodians of the documents or other material which constitute the record of the proceedings upon which the Council's decision is based.
8. AUTHORIZE the General Manager, GSD, to take any necessary action to implement the PSA and the transaction contemplated thereunder, including without limitation, exercising any right of termination granted under the PSA.
9. AUTHORIZE the City Attorney to make technical modifications to the PSA and the City Administrative Officer to make technical corrections related to this project to implement Council and Mayor intentions, as necessary.

Fiscal Impact Statement: The MFC reports that there is no additional impact on the General Fund beyond the existing Municipal Improvements Corporation of Los Angeles authority, which is sufficient to fully fund the proposed deal price.

Community Impact Statement: None submitted.

SUMMARY:

At its regular meeting held on November 13, 2018, the Information, Technology, and General Services Committee considered MFC reports relative to approving the California Environmental Quality Act analysis and authorizing the GSD to negotiate and execute a PSA with 1925 North Marianna, LLC, to acquire land and Design-Build a warehouse for the LAPD's Property Division and CATS.

The MFC reports that CATS is responsible for undercover surveillance work in automobile and motorcycle theft throughout the City. They used to operate out of a confidential leased site in downtown Los Angeles but were displaced when the building was demolished in 2011. To operate effectively, they require a warehouse space to accommodate their surveillance equipment, bait cars and motorcycles along with office space for 22 staff. The LAPD temporarily relocated CATS to the San Fernando Valley in 2011 with the Bomb Squad and it continues to create operational challenges for both groups. Although the majority of the bait cars are at a facility next door, some are at Structure 3 downtown which creates logistical issues with deployment. CATS also needs to be centralized and cannot efficiently service the entire City given the San Fernando Valley location and its distance from multiple freeways. There is no current LAPD facility that can house CATS and the Bomb Squad effectively in the same complex.

After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the MFC reports, as detailed above. This matter is now transmitted to the Council for its consideration.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
RODRIGUEZ:	YES
BLUMENFIELD:	YES
O'FARRELL:	YES

LC 11/13/18

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