

**TRANSMITTAL**

TO Council	DATE 08-11-21	COUNCIL FILE NO. 20-0096
FROM Municipal Facilities Committee		COUNCIL DISTRICT 9

The attached report from the General Services Department (GSD) was approved by the Municipal Facilities Committee (MFC) on July 29, 2021, and it is hereby transmitted for Council consideration.

Adoption of the report recommendations would authorize GSD to negotiate and execute a lease extension amendment with the County of Los Angeles (County) for the property located at 8509 South Broadway, Los Angeles, CA 90003, in Council District 9 (CD9), to operate a temporary interim housing site on City owned and Department of Transportation controlled property. The extension amendment with the County will continue on a zero-dollar rent basis.

On January 24, 2020, the City Council approved a motion to negotiate and execute a no-cost lease with the County allowing them to make improvements to the parking lot and operate 10 mobile home trailers to be occupied by homeless families. The original lease included two six-month extensions, and both have been exercised by the County. The new term would commence on October 1, 2021 and expire on March 30, 2022 with no extension options. This amendment will extend all of the previously approved contractual obligations from the original lease.

There is no anticipated impact to the General Fund. This is a no-cost lease with the County, and the City does not have any obligation for the operation, repair, or maintenance costs.




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Matthew W. Szabo  
City Administrative Officer  
Chair, Municipal Facilities Committee

MWS:YC:AW:16220105

CAO 649-d

# CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



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July 29, 2021

Honorable City Council  
City of Los Angeles  
c/o City Clerk  
Room 305, City Hall  
Los Angeles, CA, 90012

Attention: Michael Espinosa, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE  
A LEASE EXTENSION AMENDMENT WITH THE COUNTY OF LOS ANGELES  
AT 8509 S. BROADWAY TO OPERATE INTERIM HOUSING**

The Department of General Services (GSD) requests authority to negotiate and execute a lease extension amendment with the County of Los Angeles (County) to operate a temporary interim housing site on City owned, and Department of Transportation (DOT) controlled property located at 8509 S Broadway, Los Angeles, CA 90003.

**BACKGROUND**

On January 24, 2020, the City Council approved a motion to negotiate and execute a no-cost lease with the County allowing them to make improvements to the parking lot and operate 10 mobile home trailers to be occupied by homeless families in Council District 9 (CD-9) (CF 20-0096).

The County executed a service contract with St. Joseph's Center, a non-profit organization providing supportive services adjacent to the parking lot, to operate the site throughout the term of the lease, from January 29, 2020 to September 30, 2020. The original lease included two six-month extension options. Both have been exercised by the County, pushing the termination date to September 30, 2021. The County found the need to continue operation of this site and received approvals from both DOT and CD-9 for this extension.



**TERMS AND CONDITIONS**

The extension amendment with the County will continue on a zero-dollar rent basis. The new term will commence on October 1, 2021 and expire on March 30, 2022 with no extension options. This amendment will extend all of the previously approved contractual obligations from the original lease. A complete set of terms and conditions are outlined on the attached term sheet.

**SHELTER SERVICES**

The County of Los Angeles will continue their sublease with St. Joseph's Center to operate the site. St. Joseph's Center began providing advocacy and referrals and assisting families with basic needs such as food, clothing, and job readiness since 1976. Since then, they have grown into a multifaceted organization throughout LA County. One of their locations is next door to the subject site and has been serving individuals and families to help the community's most vulnerable members with dignity, compassion, and respect.

**ENVIRONMENTAL**

On January 21, 2020 the County of Los Angeles found the proposed siting of no-cost trailers for interim housing for homeless families and related actions exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080(b)(4) of the Public Resources Code and Section 15269(c) of the State CEQA Guidelines, which exempt specific actions necessary to prevent or mitigate an emergency; Section 21159.25 of the Public Resources Code and Section 15332 of the State CEQA Guidelines, which apply to in-fill development projects which meet specified requirements; and Sections 15303(d) and (e), 15304(a) and 15311(c) of the State CEQA Guidelines and Classes 3(a), (b) and (d), 4(a) and 11 (b), (c) and (h) of the Los Angeles County's (County) Environmental Document Reporting Procedures and Guidelines.

**BUILDING MAINTENANCE/UTILITIES/LANDSCAPING**

The County of Los Angeles leased the property in as-is condition and constructed relevant improvements to convert the site's use from parking to interim housing trailer use. The County will remain obligated to provide utilities as well as perform all repair and maintenance functions on the property. The City has no responsibility for repairs or maintenance. There is no landscaping on this property.

**COMMUNITY BENEFIT ANALYSIS**

Inasmuch as the interim housing will facilitate temporary housing and social services for homeless individuals, the proposed lease, being necessary for implementation of the subject interim housing, does not require further analysis of community benefits in support of the license.

**FUNDING**

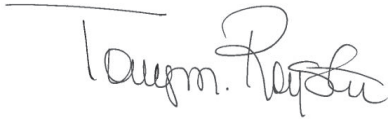
No funding is provided by the City for this location.

**FISCAL IMPACT**

There is no anticipated impact to the General Fund at this time. This is a no-cost lease with the County and the City does not have any obligation for operation, repair, or maintenance costs.

**RECOMMENDATION**

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute this lease amendment with The County of Los Angeles at 8509 S. Broadway, Los Angeles, CA 90003 for an interim housing site under the terms and conditions substantially outlined in this report.



Tony M. Royster  
General Manager

Attachment: Term Sheet

## LEASING TERM SHEET

MFC DATE

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LANDLORD

ADDRESS

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TENANT

ADDRESS

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LOCATION

AGREEMENT TYPE

USE

SQUARE FEET

TERM

RENT START DATE

LEASE START DATE

OPTION TERM

HOLDOVER

SUBLET/  
ASSIGNMENT

TERMINATION

RENTAL RATE

ESCALATION

RENTAL ABATEMENT

ADDITIONAL RENT

PROPERTY TAX

OPEX

CAM

OTHER	
SECURITY DEPOSIT	N/A
MAINTENANCE/ REPAIR	TENANT  
MAINTENANCE/ REPAIR DETAILS	All repair and maintenance will be responsibility of County of Los Angeles
TENANT IMPROVEMENTS	County of Los Angeles may place up to 10 mobile home trailers on City owned lot. County of Los Angeles will make all necessary improvements to the property and be responsible for utility and maintenance costs.
PARKING	N/A
UTILITIES	County of Los Angeles
CUSTODIAL	County of Los Angeles
SECURITY	County of Los Angeles
PROP 13 PROTECTION	*Other
INSURANCE	TENANT shall indemnify and hold harmless the City
OTHER:	