

0150-11636-0001

T R A N S M I T T A L

TO Council	DATE 10-06-22	COUNCIL FILE NO. 20-0841-S25
FROM Municipal Facilities Committee	COUNCIL DISTRICT 13	

At its meeting held on September 15, 2022, the Municipal Facilities Committee (MFC) approved the recommendation of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report would authorize GSD to negotiate and execute a lease agreement with Weingart Center located at 1533-1535 North Schrader Boulevard for the operation of a Bridge Housing site on a City-owned lot of approximately 21,470 square feet. The proposed lease term is one year, with an option to extend for one additional year.

There is no anticipated General Fund impact as this a zero cost lease. On June 7, 2022, Council approved 2022-23 annual operational costs of \$1,576,800 (C.F. 20-0841-S25). Additional funding was authorized in the amount of \$20,529 from the Additional Homeless Services – General City Purposes Fund (AHS-GCP) for maintenance. AHS-GCP funds are available to be allocated for maintenance that will be required in the future.



Matthew W. Szabo
Chair, Municipal Facilities Committee

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



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September 15, 2022

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

Attention: Michael Espinosa, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LEASE AT
1533-1535 NORTH SCHRADER BOULEVARD LOS ANGELES, CA 90059 WITH
WEINGART CENTER TO OPERATE AN INTERIM HOUSING SITE**

The Department of General Services (GSD) requests authority to negotiate and execute a lease with Weingart Center (Weingart) for the operation of a Bridge Home site located at a City owned property at 1533-1535 N. Schrader Blvd, Los Angeles, CA 90059 in Council District 13 for interim housing.

BACKGROUND

The City's Homeless Coordinator requested that GSD negotiate a 12-month lease with Weingart Center for the use of a City-owned lot that is approximately 21,470 square feet which has been previously operated by People Assisting the Homeless (PATH).

Through this lease with Weingart, the site will continue an interim housing project that includes, among other things, a membrane structure and trailers to accommodate up to 70 beds (including Americans with Disabilities Act compliant single beds), administration offices, hygiene mobile units with restrooms, showers, and lavatories, drinking fountains, seating areas with food distribution services, laundry utilities, a guard booth, individual storage bins, a pet area, staff parking, and site perimeter fencing with privacy slats.

TERMS AND CONDITIONS

The lease term commences upon City Clerk's attestation of the contract. A complete set of terms and conditions are outlined on the attached term sheet.



BUILDING MAINTENANCE, UTILITIES, AND LANDSCAPING

The City shall maintain major building systems, including plumbing, electrical, roofing, mechanical systems, and all doors including hardware, door frames, and door openers.

Weingart will provide routine daily maintenance including interior and exterior light fixture lamps, interior paint, smoke detectors, fire extinguishers, localized plumbing drain backups which do not affect the mainline, and damage resulting from negligent or other acts or omissions of Weingart and its parties. This includes replacement or repair of fixtures, electrical outlets, plumbing, and HVAC damaged as a result of intentional destruction of such property. The nonprofit organization will also maintain any landscaping, if any.

The CAO advises A Bridge Home Maintenance Fund was established through the CIEP with GSD for bridge home and homeless navigation site maintenance costs. The CAO is working with GSD to confirm ongoing costs and funding source for “A Bridge Home Housing” and additional Roadmap sites, which will be recommended in a subsequent report.

ENVIRONMENTAL

On August 24, 2022, City Council determined that this interim housing project involved in this approval was exempt from the California Environmental Quality Act (CEQA) and approved the project (CF No. 20-0841-S25). In its action, Council determined the City's activities related to the homeless shelter at this site are statutorily exempt from CEQA under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency; Public Resources Code section 21080.27 (AB 1197) applicable to City of Los Angeles emergency homeless shelters; and, because the project uses “Homeless Housing, Assistance and Prevention Program funds,” it is exempt under Governor’s Order N-32-20; as set forth in the Notice of Exemption in the Council's prior action.

FUNDING

On June 7, 2022, the City Council approved CAO funding recommendations (CF 20-0841-S25) authorizing \$1,576,800 of Additional Homeless Services - General City Purpose (AHS-GCP) funds for Fiscal Year 22-23 operational costs, as well as \$20,528.57 of AHS-GCP for maintenance of the site. No funds were allocated for leasing since this is a City owned property.

FISCAL IMPACT

There is no anticipated impact to the General Fund at this time. In Fiscal Year 2022-23, the annual cost to operate this site will be \$1,576,800. Additional Homeless Services - General City Purpose funds can be allocated for maintenance that will be required in the future.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute a lease agreement with Weingart Center for the "A Bridge Home" site located at 1533-1535 N. Schrader Boulevard Los Angeles 90017 to operate 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

LANDLORD

ADDRESS

TENANT

ADDRESS

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	<input type="text"/>
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Other <input type="text"/>
MAINTENANCE/ REPAIR DETAILS	City shall maintain and repair the Building Systems including exterior and interior walls, roof and windows unless it is damaged by the Tenant. Weingart shall be responsible for all Building Systems as part of daily and preventative maintenance. <input type="text"/>
TENANT IMPROVEMENTS	<input type="text"/>
PARKING	Tenant Staff Parking: None Tenant Visitor Parking: None Bike Rack: Bike Rack <input type="text"/>
UTILITIES	Tenant, at its sole cost, shall pay for all utilities serving the Premises (e.g. gas, water, electric, etc.) <input type="text"/>
CUSTODIAL	Tenant shall provide, at its sole cost, ongoing housekeeping at the Premises, including cleaning of restrooms, common areas, and exterior surfaces. <input type="text"/>
SECURITY	On-site security services on 24 Hour - 7 days a week basis <input type="text"/>
PROP 13 PROTECTION	City is Exempt <input type="text"/>
INSURANCE (City)	Tenant shall indemnify and hold harmless the City <input type="text"/>
OTHER:	<p>Subject to LAHSA's operational service contract</p> <p>As a one time repair item - City shall coordinate a repair of the cubicles and trim trees within the Premises.</p>