

CITY OF LOS ANGELES
CALIFORNIA

Agenda Item No. 3

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
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LOS ANGELES, CA 90012
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May 27, 2021

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

Attention: Armando Bencomo, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A NEW
LICENSE WITH DEBBIE ALLEN DANCE ACADEMY AT
1819 S. WESTERN AVENUE**

The Department of General Services (GSD) requests authority to negotiate and execute a new license with the Debbie Allen Dance Academy (DADA) for 15 parking spaces at a City owned property located at 1819 S. Western Ave, Los Angeles, CA 90006.

BACKGROUND

On January 19, 2021, the Los Angeles City Council adopted an amending motion from Council District 10 (CD-10) Mark Ridley-Thomas directing GSD to negotiate and execute a parking agreement with DADA at current market rates (C.F. 21-0044).

The original parking lot design created 71 parking stalls. The interim housing site in the northwest corner of the parking lot required 26 stalls to be withdrawn. After 15 stalls are licensed to the Debbie Allen Dance Studio, 30 stalls will remain for employees and guests of the office building. The Los Angeles Municipal Code requires 1 parking space for every 500 square feet for commercial office buildings. The building is 6,945 SF, therefore, the minimum requirement of 14 spaces will still be met.

Debbie Allen Dance Academy is a 501(c)3 non-profit organization that offers a comprehensive dance curriculum to students ages four and up. With a focus on disenfranchised Black and Latino communities, the world class faculty and staff members of DADA use dance and theater training and performance to enrich, inspire, and transform the lives of its students. DADA's founding principles are based on the belief that arts education defines discipline, creativity, and self- confidence. DADA is in the construction phase of their new studio located four parcels south at 1850 S. Manhattan Place and they need these



parking spaces in order to meet parking requirements of the municipal code for final approval of permitting.

TERMS AND CONDITIONS

DADA will license the parking for four years commencing on the earlier date of November 10, 2021 or the date that the Certificate of Occupancy is issued at their new building located at 1850 S. Manhattan Place. There will be four four-year options to extend. The City will have a unilateral right to terminate the agreement with a 60-day written notice.

A complete set of terms and conditions are outlined on the attached term sheet.

MARKET ANALYSIS

Based on current market rates of other parking lots within a two-mile radius, the market rate for structured parking ranges between \$80-\$210 per month, and surface lots ranging from \$60-\$160 per month. This agreement was negotiated at \$100 per stall per month.

Market Rate – Surface Parking Monthly Rate

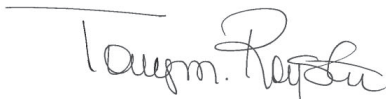
Address	Monthly Rate Per Stall
1819 S Western	\$100.00
621 S Catalina	\$160.00
3545 Wilshire Blvd	\$110.00
Lot 691	\$60.00
611 S Catalina St	\$95.00

FISCAL IMPACT

This license will generate \$18,000 annually to the General Fund.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to execute a new license agreement with the Debbie Allen Dance Studio for 15 parking stalls at 1819 S. Western Ave, Los Angeles, CA 90006 under the terms and conditions substantially as outlined in this report.



Tony M. Royster
General Manager

Attachments: Term Sheet
Parking Plan

LEASING TERM SHEET

MFC DATE	05/27/2021
LANDLORD	City of Los Angeles
ADDRESS	111 E 1st Street, Room 201, Los Angeles, CA 90012
TENANT	Debbie Allen Dance Academy
ADDRESS	3791 Santa Rosalia Drive, Los Angeles, CA 90008
LOCATION	1819 S Western Ave, Los Angeles, CA 90006
AGREEMENT TYPE	Receivable license
USE	15 Parking Spaces
SQUARE FEET	N/A
TERM	4 years
RENT START DATE	Earlier of 11/10/21 or Date of final issuance of C of O for 1850 S Manhattan Place
LEASE START DATE	Earlier of 11/10/21 or Date of final issuance of C of O for 1850 S Manhattan Place
OPTION TERM	4 four-year options to extend
HOLDOVER	N/A
SUBLET/ ASSIGNMENT	No Right to Sublease/Assign
TERMINATION	City may revoke with 60 day notice
RENTAL RATE	\$1,500 per month (\$100 per space)
ESCALATION	Annually at prevailing market rate
RENTAL ABATEMENT	N/A
ADDITIONAL RENT	N/A
PROPERTY TAX	N/A
OPEX	N/A
CAM	N/A

OTHER	
SECURITY DEPOSIT	N/A
MAINTENANCE/ REPAIR	Other As provided by the City at this site
MAINTENANCE/ REPAIR DETAILS	
TENANT IMPROVEMENTS	DADA responsible for installing signage or marking designated spaces
PARKING	15 Reserved Spaces
UTILITIES	N/A
CUSTODIAL	N/A
SECURITY	N/A
PROP 13 PROTECTION	City is Exempt
INSURANCE (City)	Tenant shall indemnify and hold harmless the City
OTHER:	Debbie Allen Dance Academy shall provide proof of insurance in accordance with CAO Risk Management. Operating hours 9:00am-9:00pm daily.

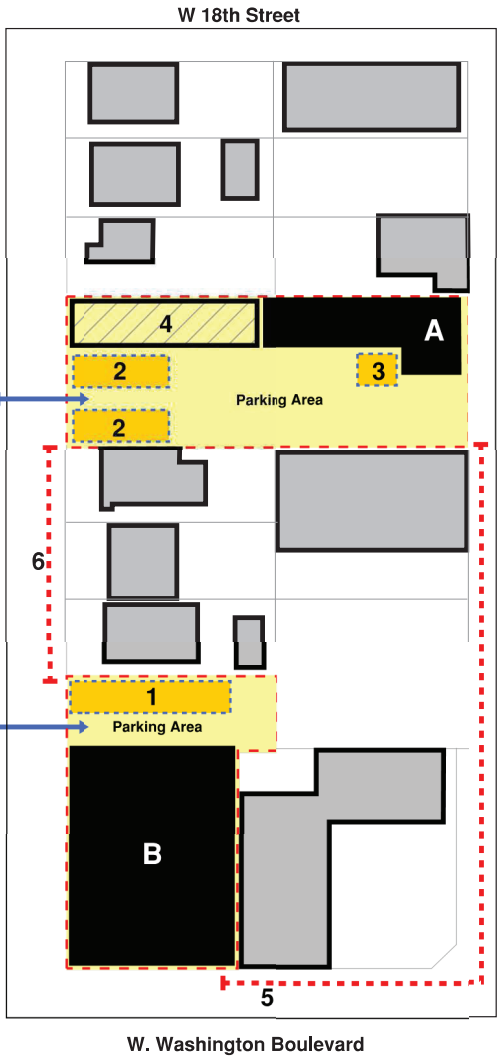
KEY NOTE LEGEND

- [9] On-Site Parking Stalls**
(5 Standard Stalls)
(2 ADA Stalls)
(2 EV Stalls)

Parking Required: 24
Provided: 9 (on-site)
Provided: 15 (off-site)
- [15] Off-Site Parking Stalls**
(15 Standard Stalls located at 1819 S. Western Avenue)
- [2] Existing ADA Parking Stalls**
Stalls to Remain and assigned to 1819 S. Western Avenue
- Existing Bridge Housing**
- 162'-0" Travel Distance**
- 420'-0" Travel Distance**

GRAPHIC LEGEND

- Vehicular Ingress / Egress
- Property Line
- Travel Distance / Path
- Building(s)
- Extent of Site
- Parking Stalls



A City Council District 10 - Office

Mark Ridley-Thomas
Council Member for the Tenth District of the City of Los Angeles

1819 S. Western Avenue
Los Angeles, CA 90006

Parking Summary
Existing Parking Stalls: 45*
Parking Stalls Assigned to 1850 S. Manhattan Pl: 15
Remaining Parking Stalls: 30

(* 26 parking stalls removed to accommodate Bridge Housing, 45 existing parking stalls to remain)

**B Debbie Allen Dance Academy
1850 S. Manhattan Place
Los Angeles, CA 90018**

Building Summary
Lot Area: 21,873 sf
Ext. Bldg.: 15,479 sf (to remain)
Max FAR: 1:15 (32,810 sf)

Gross Floor Area: 23,326 sf
Parking Required: 24
Provided: 9 (on-site)
Provided: 15 (off-site)

Bicycle Requirements
5 Short-term (Req: 1/5,000 sf)
2 Long-term (Req: 1/10,000 sf)



Photo: March 2021



Photo: March 2021



Ariel Image