

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 4

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

DEPARTMENT OF
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June 27, 2024

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

Attention: Jason Lopez, Legislative Assistant

REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LICENSE AGREEMENT FOR THE LOS ANGELES POLICE DEPARTMENT AT 10200 SUCCESS AVENUE, LOS ANGELES, CA 90002

The Department of General Services (GSD) requests authority to negotiate and execute a license agreement with the Children's Institute of Watts, a California non-profit public benefit corporation (CIW) for office space located at 10200 Success Avenue, Los Angeles, CA 90002 in Council District 15. The office will be used by the Los Angeles Police Department's (LAPD) Community Safety Partnership Bureau.

BACKGROUND

In 2011, LAPD Chief Charlie Beck, in collaboration with various civic partners, established the Community Safety Partnership Bureau (CSPB) based on the recognition among City leaders that traditional policing methods were not effectively addressing violent crime in some of the City's most underserved and vulnerable communities.

The conception of CSPB materialized from the early collaborative work of the LAPD and its partners which include the Housing Authority of the City of Los Angeles (HACLA), Mayor's Office of Gang Reduction and Youth Development (GRYD), community leaders, community stakeholders, non-profit service organizations, and residents.

The CSPB is a direct report to the Chief of Police based on their organizational structure. Currently there are 11 CSP sites in City owned facilities across three LAPD Bureaus including South Bureau, Central Bureau, and Valley Bureau.

CSPB desires to expand their program services by having a drop-in office at 10200 Success Avenue for the officers assigned to the Southeast Division in the South Bureau area. This will be the first non-City owned facility for the CSPB. This location will ensure the continued safety and well-being of children through prevention and educational



programs. This opportunity will allow CSPB to partner with CIW in strengthening trust between the community and law enforcement.

On June 10, 2024, LAPD advised GSD that they have been occupying the space since 2022. A facility use agreement with CIW was executed commencing on May 30, 2022 and was processed through the LAPD's Office of Constitutional Policy and Policing and signed off through their chain of command.

The on-site office space is approximately 180 square feet and was specifically designed for CSPB by the Children's Institute of Watts. Additionally, office furniture has been supplied by the ownership for the exclusive use of this program.

CSPB field supervisor's drop-in on a daily basis with their LAPD-issued laptop to complete various administrative functions, host small community meetings as well as coordinate with other community resource partners that are located within the facility.

TERMS AND CONDITIONS

The proposed license agreement is for zero rent, from July 1, 2024 through December 31, 2025. Either party may terminate the license agreement upon thirty (30) days written notice. A complete set of terms and conditions are outlined on the attached term sheet.

BUILDING MAINTENANCE/PARKING

All maintenance, janitorial, HVAC, utilities, internet and trash removal is supplied and paid for by the Children's Institute of Watts.

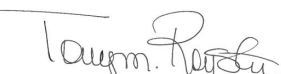
No parking is provided under this facility use agreement, however there is ample street parking available on a first-come, first-serve basis.

FISCAL IMPACT

There is no anticipated impact on the General Fund as the license agreement contains zero rent.

RECOMMENDATION

That the Municipal Facilities Committee, subject to the approval of the Mayor and City Council authorize the Department of General Services to negotiate and execute a license agreement with Children's Institute of Watts at 10200 Success Avenue, Los Angeles, CA 90002 for an on-site office for LAPD's Community Safety Partnership Bureau under the terms and conditions substantially outlined in this report.


Tony M. Royster
General Manager

Attachment: Term Sheet

LEASING TERM SHEET

MFC DATE	June 27, 2024
LANDLORD	Children's Institute of Watts
ADDRESS	2121 West Temple Street, Los Angeles, CA 90026
TENANT	City of Los Angeles, Department of General Services
ADDRESS	111 E. First Street, Room 201, Los Angeles, CA 90012
LOCATION	10200 Success Avenue, Los Angeles, CA 90002
AGREEMENT TYPE	Facilities Use Agreement
USE	CSPB field supervisors will drop-in on a daily basis with their LAPD issued laptop to complete various administrative functions, host small community meetings as well as coordinate with other community resource partners that are located within the facility.
SQUARE FEET	Approximately 180 square feet - office space
TERM	July 1, 2024 through December 31, 2025
RENT START DATE	N/A
LEASE START DATE	July 1, 2024
OPTION TERM	N/A
HOLDOVER	No
SUBLET/ ASSIGNMENT	No
TERMINATION	30 day written notice by either party
RENTAL RATE	\$0.00 No cost
ESCALATION	N/A
RENTAL ABATEMENT	N/A

ADDITIONAL RENT	N/A
PROPERTY TAX	N/A
OPEX	N/A
CAM	N/A
OTHER	N/A
SECURITY DEPOSIT	N/A
MAINTENANCE/ REPAIR	All maintenance, janitorial, HVAC, utilities internet and trash removal is supplied and paid for by the Children's Institute of Watts.
MAINTENANCE/ REPAIR DETAILS	N/A
TENANT IMPROVEMENTS	N/A
PARKING	No parking is provided under this facility use agreement, however there is ample street parking available on a first-come, first-serve basis.
UTILITIES	Included by Landlord
CUSTODIAL	Included by Landlord
SECURITY	None
PROP 13 PROTECTION	N/A
INSURANCE (City)	City is self insured
OTHER:	N/A
PRINT:	
SIGNATURE:	