

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 5

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

July 31, 2025

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

Attention: Adam Lid, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A 3RD OPTION TO LEASE
AMENDMENT WITH FRIENDS OF HISTORIC FIRE STATION 62
3631-3635 SOUTH CENTINELA AVENUE, LOS ANGELES, 90066**

The Department of General Services (GSD) requests authority to negotiate and execute a third amendment to the existing Option to Lease agreement with Friends of Historic Fire Station 62 (FHFS), a California 501(c)(3) nonprofit, and the City of Los Angeles (City) in Council District 11 (CD11) for use of the entire building located at 3631-3635 South Centinela Avenue, to operate a community center providing neighborhood-focused education programs, emergency preparedness, arts, sustainability, and civic engagement programming.

CD11 directed that GSD process a two-year extension of the Option to Lease (C.F. 16-0492) as a lease amendment.

BACKGROUND

On May 3, 2016, Council District 11 introduced a motion (C.F. 16-0492) directing the GSD to negotiate and execute an Option to Lease (C-131624) with FHFS to repurpose the vacant Fire Station No. 62 and address persistent public safety concerns. The initial term was from August 7, 2018 through June 27, 2020.

On June 23, 2020, the City Council approved the First Amendment to the contract, granting a one-year extension of the Option to Lease extending the term from June 27, 2020 through June 27, 2021 in order to accommodate fundraising delays resulting from the impacts of COVID-19 and changes in the organization's leadership. Following the expiration of the extension, the agreement remained in holdover status, due to continued challenges related to the COVID-19 pandemic, the City's prioritization of Project Room Key, and a temporary loss of leasing staff.

An additional one-year extension was approved by City Council on September 1, 2021 through a Second Amendment, effective June 9, 2023, through September 1, 2024. FHFS indicates that they continue to actively fundraise for the capital improvements necessary to take possession of Fire Station No. 62. The organization noted that fundraising efforts were temporarily paused due to the Palisades fire but have since resumed.

On August 28, 2024, Council District office 11 introduced a follow-up motion under the same Council File directing GSD to extend the Option to Lease a third time from September 1, 2024 through September 1, 2026. This extension allows FHFS to continue raising \$2.5 million for the restoration of the facility, with the potential to enter into a 20-year lease with two additional five-year extension options upon successful completion of fundraising.

FHFS is a grassroots nonprofit formed by the local community and the Mar Vista Community Council to deliver neighborhood-based services, including CERT training, arts and education programs, civic engagement workshops, and sustainability initiatives. The organization has garnered strong community support and continues to lead restoration efforts.

Former Fire Station 62 is located on a 15,000 square foot parcel and includes a 4,700 square foot vacant firehouse that has remained unused for over a decade. The property has been subject to illegal dumping and other nuisance activities that GSD must manage through the Nuisance Abatement Program. The proposed repurposing will restore a historic community asset, enhance public safety, and return the facility to productive use.

FUNDRAISING EFFORTS

As of June 2025, FHFS has postponed major fundraising efforts for the \$2.5 million capital campaign until September 2025, out of respect for communities impacted by recent fires in Pacific Palisades and Altadena. In preparation, FHFS has made substantial progress by identifying core programs and building strategic partnerships with local and regional organizations.

To date, FHFS has:

- Established commitments with local neighborhood associations (e.g., Westdale HOA, Mar Vista Neighborhood Association) to serve as resource hubs for community resilience.
- Formalized partnerships with key service providers including 826LA (youth education), UCLA Luskin Center for Innovation (heat and water resilience), Nourish LA (food security), Didi Hirsch (mental health), and LAFD CERT leadership (disaster training).

- Proposed the transformation of former Fire Station 62 into a neighborhood-focused facility to support future emergency preparedness activities, equipment storage, and disaster response coordination.
- Initiated coordination for a Mar Vista-wide disaster preparedness test and planning for a future Disaster Case Management system.

Despite current economic conditions, FHFS believes the original \$2.5 million fundraising goal remains sufficient due to the strength of its expanding community network and in-kind support from partners.

TERMS AND CONDITIONS

The proposed amendment will extend the Option to Lease from September 1, 2024 through September 1, 2026. Upon meeting all preconditions, FHFS will have the right to execute a 20-year lease, with two five-year extension options.

All previously negotiated and Council-approved material terms and conditions (C-131624) for the proposed two-year extension from GSD's prior report remain substantially the same.

BUILDING MAINTENANCE/UTILITIES/LANDSCAPING

Pursuant to the terms of the Option to Lease agreement, FHFS does not have access to or possession of the Premises during the Option period. Accordingly, until such time that the Lease Option is exercised and a lease agreement is fully executed, Friends of Historic Fire Station 62 shall have no responsibility for maintenance, utilities, landscaping, or related obligations for the Premises. This includes, but is not limited to, graffiti removal, brush clearance, and any other site maintenance obligations, which shall remain the responsibility of the City until lease commencement.

At present, the Premises is being treated as a vacant City-owned building and is not receiving regular Building Maintenance Division (BMD) services. Only the electrical meter remains active, with an estimated annual cost of approximately \$820. Any necessary nuisance abatement work (e.g., graffiti, brush clearance) continues to be funded through the Citywide Nuisance Abatement Fund.

In 2023, GSD performed several site security and maintenance measures, including boarding up the windows, repairing the surrounding fence, and abating graffiti on the building at a total cost of \$3,947. There have been no reported issues since.

FISCAL IMPACT

There is no anticipated impact on the General Fund as the Option to Lease agreement contains zero rent.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor:

- 1) FIND, pursuant to Los Angeles City Charter Section 371(e)(10) and Administrative Code Section 10.15(a)(10), the City Council finds that the use of competitive bidding would be undesirable and impractical for this contract. Friends of Historic Fire Station 62 (FHFS) is uniquely positioned to restore and activate the City-owned former Fire Station 62 located at 3631-3635 South Centinela Avenue in Mar Vista. The nonprofit previously secured exclusive site rights under an existing Option to Lease, and has invested significant time and resources into planning, public outreach, and compliance preparations. Given its established presence, community trust, and tailored programming approach, FHFS is the most qualified and mission-aligned entity to deliver on the City's goals of public safety, cultural enrichment, and equitable access to community services at this site.

- 2) AUTHORIZE, the Department of General Services to negotiate and execute a Third Amendment to the Option to Lease agreement (C131624) with the Friends of Historic Fire Station 62 for property located at 3631-3635 South Centinela Avenue, Los Angeles, CA 90066, under the terms and conditions substantially outlined in this report.




Tony M. Royster
General Manager

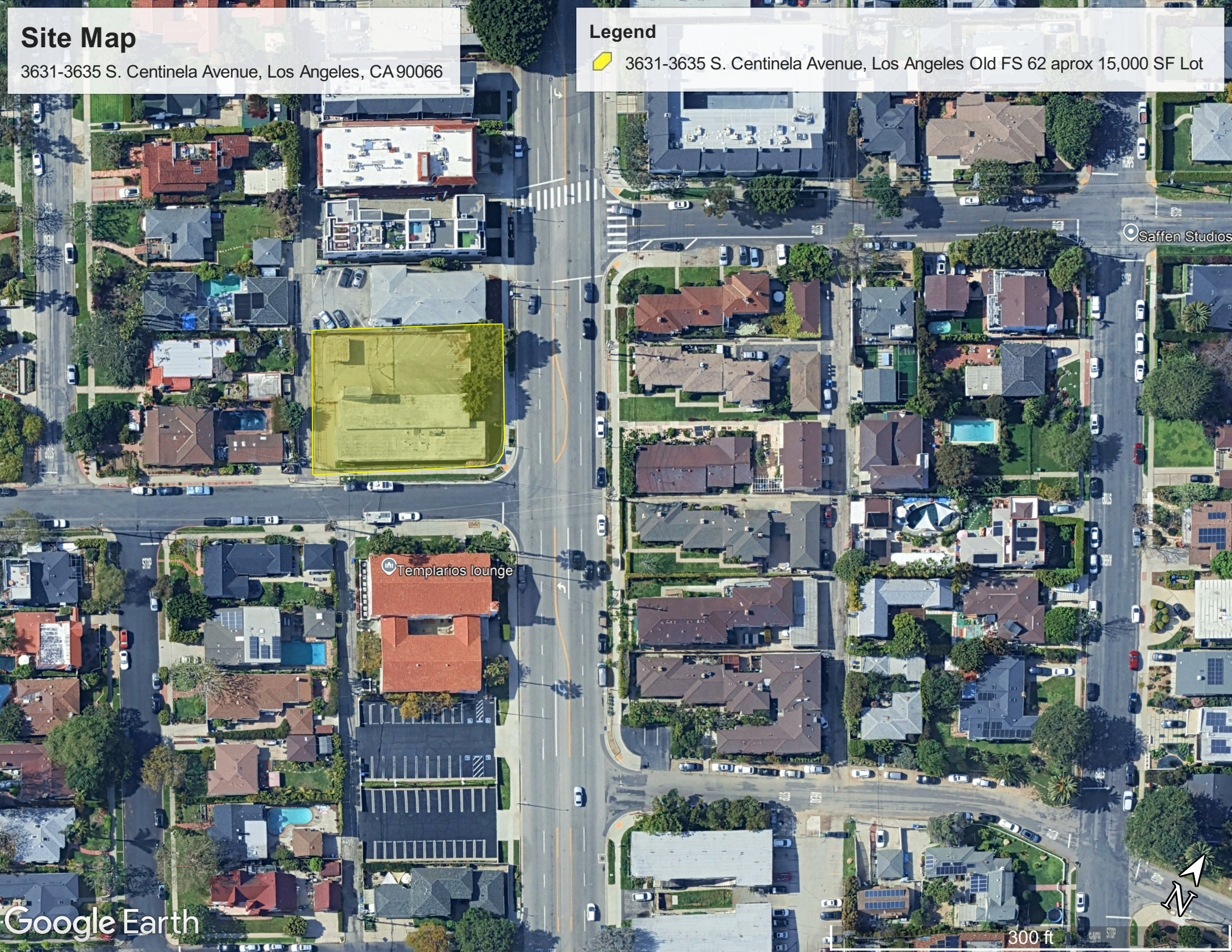
Attachments: Site Map
Term Sheet

Site Map

3631-3635 S. Centinela Avenue, Los Angeles, CA 90066

Legend

 3631-3635 S. Centinela Avenue, Los Angeles Old FS 62 aprox 15,000 SF Lot



Saffren Studios

Templarios lounge

Google Earth

300 ft



LEASING TERM SHEET

MFC DATE July 31, 2025

LANDLORD City of Los Angeles

ADDRESS 111 E. 1st Street, Room 201, Los Angeles, CA 90012

TENANT Friends of Historic Fire Station 62

ADDRESS 1811 Valencia Avenue, Carlsbad, CA 92008

LOCATION 3631-3635 S. Centinela Avenue, Los Angeles, CA 90066

AGREEMENT TYPE Option to Lease

USE Community Center

SQUARE FEET Approximately 15,000 Square Feet

TERM Friends of Historic Fire Station 62 will have until September 1, 2026 to satisfy all preconditions to exercise Option to Lease.

EARLY POSSESSION N/A

RENT START DATE N/A

OPTION TERM N/A - This is an Option to Lease amendment only

HOLDOVER None

SUBLET/
ASSIGNMENT N/A

TERMINATION N/A

RENTAL RATE N/A

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	N/A
TENANT IMPROVEMENTS	N/A
PARKING	N/A
UTILITIES	N/A
CUSTODIAL	N/A
SECURITY	N/A
PROP 13 PROTECTION	None
INSURANCE (City)	N/A
OTHER:	If the Option to Exercise is fulfilled, a new lease agreement shall be drafted and executed, outlining the tenant's rights, obligations, and responsibilities thereunder. Appropriate Insurance coverage to be determined By City's Risk Management Division to be further defined in the lease agreement.
PRINT:	
SIGNATURE:	