

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 2

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

May 28, 2026

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

Attention: Adam Lid, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE
A NON-PROFIT GROUND LEASE AGREEMENT WITH
LOS ANGELES NEIGHBORHOOD LAND TRUST
AT 15240 W. TUPPER STREET, NORTH HILLS, CA 91343**

The Department of General Services (GSD) requests authority to negotiate and execute a new ground lease agreement with Los Angeles Neighborhood Land Trust (LANLT), a California 501 (c)(3) non-profit organization, to use a vacant City-owned parcel at 15240 W. Tupper Street, North Hills, CA 91343 in Council District 7 (CD7) for a community garden.

BACKGROUND

Under Council Motion 22-1579 adopted on October 1, 2025, the City Council directed the GSD to negotiate and execute a ground lease agreement with the LANLT to utilize the 12,627 square-foot City-owned lot as a community garden.

LANLT will use the designated green space to develop and maintain a community garden featuring raised planter beds, fruit trees, picnic and seating areas, and a native pollinator garden. The site will also include an outdoor classroom and native habitat area for garden activities. LANLT has identified Carlos Santana Middle School, located across from the site, as a permanent use partner. The school will use the garden as an outdoor classroom to teach students about urban gardening and native planting.

LANLT has received \$20,000 from Ms. Meyer's *Clean Day Lots of Compassion* grant program, which will cover site activation costs including \$3,000 for cleanup and weeding, \$8,000 for the construction of 10 garden beds, \$2,000 for decomposed granite pathways, \$3,000 for a small shed, hoses, and garden tools, \$2,000 for fruit trees and native plants, and \$2,000 for a student seating area.



To keep the location operational, LANLT will continue to pursue a range of private and public grant funding opportunities, and any additional costs during this initial activation phase will be covered through its general operating funds.

CD 7 expressed strong support for this community garden project, recognizing its value in enhancing constituent services, promoting community engagement, and activating the site as a meaningful neighborhood resource.

Founded in 2002 to address park inequities in Los Angeles, LANLT focuses on communities of color with limited access to green space. LANLT has created 27 urban parks and community gardens adding 13 acres that now serve over 380,000 Angelenos within a 10-minute walk. Its community development model engages residents from design to long-term stewardship and promotes equitable green space through grassroots policy reform.

TERMS AND CONDITIONS

The proposed ground lease agreement provides for zero rent over a twenty (20) year term, with no option to renew. The tenant will be solely responsible for all site improvements and ongoing maintenance, and will establish and maintain separate utility services for water and electricity. Either party may terminate the ground lease upon sixty (60) days' written notice.

Complete terms and conditions are outlined in the attached term sheet.

COMMUNITY BENEFIT

The City Administrative Office (CAO) completed the attached Community Benefit Analysis (CBA) which supports the recommendations for approval of the proposed terms and conditions. See the attached CBA.

MAINTENANCE/UTILITIES/LANDSCAPING

LANLT will be responsible for all improvements for the development and activation of the community garden. They shall be responsible for ongoing maintenance, as well as any additional improvements such as utility connections needed to facilitate the planned activities. Further they shall also be responsible for all applicable utility, custodial, security, and landscaping costs. LANLT shall maintain the site in good and sanitary condition.


FISCAL IMPACT

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

RECOMMENDATION

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

1. Pursuant to Los Angeles City Charter Section 371(e)(10) and Administrative Code Section 10.15(a)(10), finds that the use of competitive bidding would be undesirable and impractical for this contract. LANLT is uniquely qualified to operate and provide programming for the proposed community green space, leveraging its longstanding partnerships with local residents, community organizations, and educational institutions. LANLT's development plan includes an outdoor classroom integrated with a native habitat area to support environmental education and garden activities. LANLT has identified Carlos Santana Middle School—located directly across from the lot—as a permanent use partner. The school plans to utilize the greenspace as an outdoor classroom to teach students about urban gardening, sustainability, and native planting. In addition, LANLT will collaborate with community groups, local residents, and students to develop and maintain the garden, ensuring it serves as a sustainable source of fresh food, environmental education, and community engagement. Given LANLT's demonstrated expertise in community development, its access to programmatic and funding resources, and its established presence in the Los Angeles area, LANLT is the most qualified and effective entity to implement, manage, and sustain this initiative, ensuring successful project delivery and long-term community benefit.
2. AUTHORIZE the Department of General Services to negotiate and execute a new lease agreement with the Los Angeles Neighborhood Land Trust for a community garden at 15240 W. Tupper Street, North Hills, CA 91343 under the terms and conditions as substantially outlined in this report.



Tony M. Royster
General Manager

Attachments: Term Sheet
CBA

LEASING TERM SHEET

MFC DATE	May 28, 2026
LANDLORD	City of Los Angeles
ADDRESS	111 East 1st Street, Los Angeles, CA 90012
TENANT	Los Angeles Neighborhood Land Trust
ADDRESS	1689 Beverly Blvd. Los Angeles, CA 90026
LOCATION ADDRESS	15240 W. Tupper Street North Hills CA 91343
USE	Green Space (Vacant Lot)
SQUARE FEET	Approximately 12,627 Square Feet
EARLY POSSESSION	None
TERM	No Option
LEASE COMMENCEMENT DATE	City Clerk Attestation
LEASE EXPIRATION DATE	The lease shall expire twenty (20) years from the date of attestation
RENT START DATE	None
RENT	RENT SCHEDULE: \$0.00 no cost ground agreement
AGREEMENT TYPE	Ground Lease Agreement
RENT INCREASES	None
HOLDOVER	None
SUBLET/ ASSIGNMENT	With landlord approval ▾

RENEWAL OPTION

NOTICE PERIOD	No option period
TERM	None
DATES	None
<hr/>	
OPTION RENT / ESCALATION	None
OPTION RENT - RENT SCHEDULE	None
RENT ABATEMENT	None
OPEX - CAM	None
LATE FEE	None
PROPERTY TAX	None
PROPERTY INS.	Tenants shall indemnify and hold harmless the City. Tenant shall have appropriate insurance coverage to be determined by City Risk Management
ADDITIONAL RENT	None
PARKING - NUMBER OF PASSES	None
MONTHLY PARKING COST	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR: LANDLORD	None
MAINTENANCE/ REPAIR: TENANT	Tenants shall be financially responsible for ongoing maintenance once the agreement has commenced, as well as any additional improvements such as utility connections needed to facilitate the planned activities. Tenants shall also be financially responsible for all applicable utility, custodial and landscaping cost.
TENANT IMPROVEMENTS: ALLOWANCE/SCOPE	Tenants shall be financially responsible for all cost of any required tenant improvements needed to facilitate the planned activities including but not limited to the activation of the lot to create, develop, operate, and maintain the lot subject to the approval provisions further defined in the agreement.
UTILITIES	Any/all utilities will be paid by the Tenant

CUSTODIAL /
LANDSCAPING

Tenants

SECURITY

Tenants
Security Measures- Tenant, at its own cost and expense, shall provide security on Property at a level that is necessary to ensure the safety of visitors thereto, including the participants of the community garden and any community events.

PROP 13

Landlord will not provide Prop 13 protection

INSURANCE
(CITY)

City is self insured

INSURANCE
(OTHER PARTY)

The tenants shall maintain appropriate insurance coverage as determined by the City's Risk Management Division.

TERMINATION:

Either party (Lessor/Lessee) may terminate the agreement by providing a written 60-day notice to the other party.

OTHER:

PRINT:

SIGNATURE:

**Report from
OFFICE OF THE CITY ADMINISTRATIVE OFFICER
Community Benefits Analysis for Proposed Non-Profit Lease**

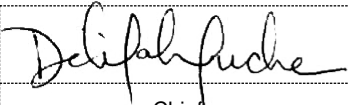
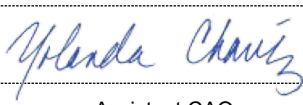
I. Proposed Lease Terms and Conditions	
Facility Location:	15240 West Tupper Street, North Hills, CA 91343 (Community Garden) in Council District 7
Lessee:	Los Angeles Neighborhood Land Trust (LANLT)
Council File Reference:	C.F. 18-0630-S1 (Adopted by City Council on 10/1/2025)
Space Assignment:	Approximately 12,627 square feet (APN# 2656-024-900)
Term and Renewal Option:	20-year term commencing upon execution, with no options to extend.
Market Rate:	\$0.36 per square foot or \$54,548.64 annually
Proposed Rental Rate:	\$0.00 during the initial term, and rates are subject to re-negotiation at the discretion of the City.
Tenant Improvements, Maintenance, Utilities, and Custodial Costs:	Lessee shall be financially responsible for all tenant improvements, activation and operation of the lot, maintenance, utilities, custodial, and landscaping.
II. History and Current Services	
Mission:	The mission of LANLT is to contribute to the equity and well-being of the neighborhoods through the development of parks, gardens, and community-driven programs.
Vision:	The vision of LANLT is to foster health and justice rooted in community parks and gardens. The LANLT believes that inequity can be reversed by consistently practicing the values of sustainability, environmental justice, equity, inclusivity, and collaboration.
Background / History:	LANLT was founded in 2002 to address Los Angeles's park inequities. LANLT focuses its efforts exclusively in communities of color that have little to no access to green space. Since its inception, LANLT has added 13 acres of accessible green space by helping to create 27 urban parks and community gardens. As a result, LANLT serves over 380,000 Angelenos living within a 10-minute walk of LANLT's green spaces. In 2021, LANLT completed four additional parks and gardens, adding 13 acres of green space for Los Angeles County.

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Current Services:	<p>LANLT’s successful community development model engages residents from the beginning of the design process, through construction and ultimately the stewardship of the parks and gardens. To ensure the long-term impact of LANLT’s efforts, the organization is working towards equitable green space development through grassroots policy reform. Current services include:</p> <ul style="list-style-type: none"> • Development of community parks and gardens. • Rental of raised planter beds to residents for \$5 per month. The proceeds are reinvested by LANLT for purchase of seeds and water. 																					
III. Community Benefits Analysis																						
Value of Direct Services:	<p>A. <u>Value of Dedicated Staff</u>: \$23,400.00</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Staff</th> <th style="text-align: left;">Rate</th> <th style="text-align: right;">Annual Value</th> </tr> </thead> <tbody> <tr> <td>Garden Maintenance Staff Member</td> <td>\$45 per hour for 10 hours per week for 52 weeks a year</td> <td style="text-align: right;">\$23,400.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td style="text-align: right;">\$23,400.00</td> </tr> </tbody> </table> <p>B. <u>Value of Services to Participants</u>: \$24,000.00</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Service</th> <th style="text-align: left;">Rate</th> <th style="text-align: right;">Annual Value</th> </tr> </thead> <tbody> <tr> <td>Access to fresh food</td> <td>Valued at \$1,200 per family for 15 families</td> <td style="text-align: right;">\$18,000.00</td> </tr> <tr> <td>Gardening classes for Santana Elementary School</td> <td>12 classes for \$500 per class</td> <td style="text-align: right;">6,000.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td style="text-align: right;">\$24,000.00</td> </tr> </tbody> </table>	Staff	Rate	Annual Value	Garden Maintenance Staff Member	\$45 per hour for 10 hours per week for 52 weeks a year	\$23,400.00	Total		\$23,400.00	Service	Rate	Annual Value	Access to fresh food	Valued at \$1,200 per family for 15 families	\$18,000.00	Gardening classes for Santana Elementary School	12 classes for \$500 per class	6,000.00	Total		\$24,000.00
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Community Benefits Analysis for Proposed Non-Profit Lease**

Additional Offsets / In-Kind Services:	D. <u>Value of Additional Offsets</u> : \$0.00
Total Community Benefits:	<u>\$67,660.00</u> annually (=A+B+C+D above)
Market Value for Leased Space:	<u>\$54,548.64</u> annually
Benefits Finding and Recommended Action:	<p>Community benefits estimated at <u>\$67,660.00</u> annually exceed the annual market value of <u>\$54,548.64</u> for the leased space by <u>\$13,111.36</u>.</p> <p>Approval of the proposed lease terms is recommended on the basis that the value of the community benefits exceeds the market value of the leased space.</p>

0220-05479-0072	Aira Wada		
Work Assignment Number	Analyst	Chief	Assistant CAO

YC:AW:05260057

Release Date: 10-29-25