FORM GEN. 160

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Agenda Item No. 4

Date: October 28, 2026

To: Municipal Facilities Committee

From: CAO Municipal Facilities Group, Office of the City Administrative Officer *LaTanya Roux*

Subject: **FIRST QUARTERLY STATUS REPORT ON THE SPACE OPTIMIZATION PROGRAM FOR FISCAL YEAR 2026-27**

RECOMMENDATION

Note and file.

SUMMARY

The Space Optimization Program (Program) is a cost-avoidance initiative that funds improvements to City facilities to provide appropriate workspace in support of departmental operations and reduce reliance on long-term leases. Departmental space improvement requests are generally incorporated into the Program, which is under the oversight of the Municipal Facilities Committee (MFC). The MFC receives quarterly updates on active space requests and considers project approvals and funding priorities.

DISCUSSION

This First Quarterly Status Report for Fiscal Year (FY) 2026-27 includes updates on current space needs for the Los Angeles Police Department (LAPD), Los Angeles Fire Department (LAFD), Los Angeles Department of Transportation (LADOT), and other previously authorized projects as detailed in the Attachment.

Requests in Progress:

- Joint Inter-Agency Operations Center (JIOC) and LAPD Staging Locations (Attachment, Item No. 1)
  The Office of the City Administrative Officer (CAO) and the Department of General Services (GSD) have submitted a report for consideration at the October 29, 2026 MFC. After evaluation of the feasibility of using the Emergency Operations Center and the former CVS space in the LA Mall as the JIOC, it was determined that significant capital investment will be required to meet JIOC compliance standards. The report includes several options for LAPD staging locations and estimated costs for site activation. The report recommendations include: (1) CAO, GSD, and BOE to continue feasibility analysis of using the Police Administration Building and no-cost private office lease as the JIOC, with a report back to the MFC, and (2) Authorize GSD to negotiate with the Los Angeles

Community Colleges and California State University Los Angeles to execute temporary parking lease agreements for LAPD staging locations.

- LAPD - South Traffic Division (STD) Swing Space (Attachment, Item No. 2)
  The STD is currently located at the Baldwin Hills Crenshaw Mall, and the lease expires in March 2027. An interim space is needed during the construction of the permanent facility located at 6230 South Gramercy Place. GSD estimates that construction will be completed in October 2028. The CAO, GSD, and BOE have identified a potential swing space at the City-owned vacant lot at 60th Street and Western Avenue. BOE is developing a design and associated cost estimates, which will be reported to the MFC in an upcoming report.

- Los Angeles City Attorney - (Attachment, Item No. 3)
  In September 2026, the City Attorney's Office submitted a space request within the Los Angeles Civic Center for up to 45 employees to address current and future staffing needs (24 reported hires in FY 2025-26 and 21 anticipated hires in FY 2026-27). GSD has requested specific programming needs and will work with the City Attorney's Office to identify potential office space.

- LAPD - Office of the Inspector General (OIG) (Attachment, Item No. 4)
  In August 2026, OIG temporarily relocated 35 employees to 221 North Figueroa Street (Figueroa Plaza), fifth-floor conference room from 350 South Figueroa Street (World Trade Center) due to the planned redevelopment into an affordable housing project. In September 2026, the MFC approved the temporary space assignment at Figueroa Plaza. The former Department of Aging (Aging) is expected to vacate its fifth-floor space at Figueroa Plaza upon completion of the Mangrove project. The OIG has requested a space assignment of this space, and design work will commence following Aging's relocation to the Mangrove Building.

- LADOT Parking Adjudication Office (LA Mall, Space 21) (Attachment, Item No. 5)
  In June 2025, LADOT, located at LA Mall Space 21, requested the adjacent suite (Space 22A), which was vacated by Sbarro restaurant. GSD and BOE concurred that the extensive tenant improvements required to convert the dining space to an appropriate office space were cost-prohibitive. In August 2026, LADOT revised its programming needs, which no longer require expansion of their existing workspace, however, they requested a revised space layout for expansion of the hearing rooms and a redesigned lobby area to include space for a security guard station. The BOE drafted a preliminary space plan. A report to MFC is expected by January 2027.

- Mayor's Office - Central Family Justice Center (CFJC) (Attachment, Item No. 6)
  In June 2025, CFJC submitted a space request for 25 workspaces, including confidential meeting rooms. GSD conducted a preliminary analysis of the LA Mall and determined that the extensive buildout required by the CFJC for examination rooms was cost-prohibitive. In August 2026, CFJC revised its programming needs, which reduced the required square footage. GSD continues to search for a long-term space for the CFJC.

- LAFD - Behavioral Health Program (Attachment, Item No. 7)
  In October 2026, LAFD submitted a space request and programming needs to accommodate an anticipated increase in staffing from eight (current) to 12 employees. The request is currently under review by GSD and CAO.

- Los Angeles Housing Department (Attachment, Item No. 8)
  GSD is finalizing a contract with a real estate broker to negotiate and renew a license agreement at the Industrious building at 444 South Flower Street. This would provide interim space while long-term space is identified.

- Community Investment Department (CID) (Attachment, Item No. 9)
  In February 2026 and May 2026, the MFC and Council, respectively, approved the Mangrove Space Optimization Project to relocate CID and accommodate up to 330 staff. Tenant improvements are underway with an estimated completion date of January 2027.

- LAPD - Security Services Division (Attachment, Item No. 10)
  In June 2026, the MFC approved the assignment of approximately 1,262 square feet of office space in LA Mall, Space 23, for LAPD's Security Services Division. Construction is in progress with an estimated completion date of December 2026.

- Information Technology Agency (ITA) - Channel 35 Operations (Attachment, Item No. 11)
  After the expiration of the Little Tokyo lease in September 2025, Channel 35 staff temporarily relocated to City Hall 10th Floor. ITA's revised programming requirements are forthcoming, and GSD continues to search for long-term space.

- Office of Finance (Attachment, Item No. 12)
  In March 2024, the Billing and Collections Division (BCD) relocated 25 staff from the Garland Building to City Hall (Room 1020) and City Hall East (Level P-4, Room E-107). In April 2026, the BCD staff at City Hall East temporarily relocated to the second floor of City Hall to accommodate LATAX project consultants. A long-term space assignment for the BCD will be included in the assessment of available spaces in the LA Mall as part of the proposed relocation of the Office of Finance.

On Hold:

- Office of Finance (LA Mall) (Attachment, Item No. 13)
  The BOE has developed a space design for the former CVS space and other vacant areas in the LA Mall to accommodate the Office of Finance staff who have relocated from the Garland Building and are currently based at the Industrious building and City Hall. A report on the feasibility of this proposal is forthcoming in the next Space Optimization Report. It should be noted that the LA Mall, including the former CVS space, has been identified as a potential location for the JIOC.

FISCAL IMPACT

This report is for informational purposes only. There is no General Fund impact.

Attachment: Space Optimization Report Attachment

LRR:05270028

Attachment

No.	Department/ Program	(Preferred) Site Location	MFC Approval/ Reported Date(s)	Lead Department	October 2026 GSD/CAO Comments
Requests in Progress					
1	Joint Inter-agency Operations Center (JIOC)	To Be Determined (TBD)	8/27/2026	CAO/GSD/BOE	The Office of the City Administrative Officer (CAO) and the Department of General Services (GSD) have submitted a report for consideration at the October 29, 2026 MFC. After evaluation of the feasibility of using the Emergency Operations Center and the former CVS space in the LA Mall as the JIOC, it was determined that significant capital investment will be required to meet JIOC compliance standards. The report includes several options for LAPD staging locations and estimated costs for site activation. The report recommendations include: (1) CAO, GSD, and BOE to continue feasibility analysis of using the Police Administration Building and no-cost private office lease as the JIOC, with a report back to the MFC, and (2) Authorize GSD to negotiate with the Los Angeles Community Colleges and California State University Los Angeles to execute temporary parking lease agreements for LAPD staging locations.
2	Los Angeles Police Department (LAPD) - South Traffic Division (STD)	5975 South Western Avenue (vacant lot)	TBD	GSD/BOE/CAO	The STD is currently located at the Baldwin Hills Crenshaw Mall, and the lease expires in March 2027. An interim space is needed during the construction of the permanent facility located at 6230 South Gramercy Place. GSD estimates construction to be completed in October 2028. The CAO, GSD, and BOE have identified a potential swing space at the City-owned vacant lot at 60th Street and Western Avenue. BOE is developing a design and associated cost estimates, which will be reported to the MFC in an upcoming report.
3	Los Angeles City Attorney	TBD	TBD	GSD/CAO	In September 2026, the City Attorney's Office submitted a space request within the Los Angeles Civic Center for up to 45 employees to address current and future staffing needs (24 reported hires in FY 2025-26 and 21 anticipated hires in FY 2026-27). GSD has requested specific programming needs and will work with the City Attorney's Office to identify potential office space.
4	LAPD - Office of the Inspector General (OIG)	221 Figueroa Plaza, Fifth Floor	6/17/2026; 9/24/2026	GSD/BOE/CAO	In August 2026, OIG temporarily relocated 35 employees to 221 North Figueroa Street (Figueroa Plaza), fifth-floor conference room from 350 South Figueroa Street (World Trade Center) due to the planned redevelopment to an affordable housing project. In September 2026, the MFC approved the temporary space assignment of the OIG at Figueroa Plaza. The former Department of Aging (Aging) is expected to vacate its fifth-floor space at Figueroa Plaza upon completion of the Mangrove project. The OIG has requested a space assignment of this space, and design work will commence following Aging's relocation to the Mangrove Building.
5	Los Angeles Department of Transportation (LADOT) - Parking Adjudication Office	LA Mall Space 21	TBD	BOE/GSD/CAO	In June 2025, LADOT, located at LA Mall Space 21, requested the adjacent suite (Space 22A), which was vacated by Sbarro restaurant. GSD and BOE concurred that the extensive tenant improvements required to convert the dining space to an appropriate office space were cost-prohibitive. In August 2026, LADOT revised its programming needs, which no longer require expansion of their existing workspace, however, they requested a revised space layout for expansion of the hearing rooms and a redesigned lobby area to include space for a security guard station. The BOE drafted a preliminary space plan. A report to MFC is expected by January 2027.
6	Mayor's Office - Central Family Justice Center (CFJC)	TBD	TBD	GSD/CAO	In June 2025, CFJC submitted a space request for 25 workspaces, including confidential meeting rooms. GSD conducted a preliminary analysis of the LA Mall and determined that the extensive buildout required by the CFJC for examination rooms was cost prohibitive. In August 2026, CFJC revised its programming needs, which reduced the required square footage. GSD continues to search for a long-term space for the CFJC.
7	Los Angeles Fire Department (LAFD) - Behavioral Health Program (BHP)	West LA Muni Building	TBD	GSD/CAO	In October 2026, LAFD submitted a space request and programming needs to accommodate an anticipated increase in staffing from eight (current) to 12 employees. The request is currently under review by GSD and CAO.
8	Los Angeles Housing Department (LAHD)	Industrious (444 South Flower Street)	TBD	GSD	GSD is finalizing a contract with a real estate broker to negotiate and renew a license agreement at the Industrious Building at 444 South Flower Street. This would provide interim space while long-term space is identified.

No.	Department/ Program	(Preferred) Site Location	MFC Approval/ Reported Date(s)	Lead Department	October 2026 GSD/CAO Comments
9	Economic and Workforce Development Department, Community Investment for Families Department, Department of Aging, and Youth Development Department (new Community Investment Department)	Mangrove Building (432 East Temple Street)	2/26/2026	GSD/CAO	In February 2026 and May 2026, the MFC and Council, respectively, approved the Mangrove Space Optimization Project to relocate CID and accommodate up to 330 staff. Tenant improvements are underway with an estimated completion date of January 2027.
10	LAPD Security Services Division	LA Mall Space 23	6/25/2026 (continued from 2/26/2026)	GSD	In June 2026, the MFC approved the assignment of approximately 1,262 square feet of office space in LA Mall Space 23, for LAPD's Security Services Division. Construction is in progress with an estimated completion date of December 2026.
11	Information Technology Agency (ITA) - Channel 35 Operations	City Hall, 10th Floor	N/A	GSD	After the expiration of the Little Tokyo lease in September 2025, Channel 35 staff relocated to City Hall, 10th Floor. ITA's revised programming requirements are forthcoming, and GSD continues to search for long-term space.
12	Office of Finance	City Hall East, P-4, Room E-107	9/26/2024	GSD	In March 2024, the Billing and Collections Division (BCD) relocated 25 staff from the Garland Building to City Hall (Room 1020) and City Hall East (Level P-4, Room E-107). In April 2026, the BCD staff at City Hall East temporarily relocated to the second floor of City Hall to accommodate the LATAX project consultants. A long-term space assignment for the BCD will be included in the assessment of available spaces in the LA Mall as part of the proposed relocation of the Office of Finance.
On Hold					
13	Office of Finance	TBD	2/26/2026, 4/16/2026	CAO/BOE	The BOE has developed a space design for the former CVS space and other vacant areas in the LA Mall to accommodate the Office of Finance staff who have relocating from the Garland Building and are currently based at Industrious and City Hall. A report on the feasibility of this proposal is forthcoming in the next Space Optimization Report. It should be noted that the LA Mall, including the former CVS space has been identified as a potential location for the JIOC.