

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed lease agreement with 1910 Sunset Blvd (LA) L.P. for office use at 1910 West Sunset Boulevard, Los Angeles for the Los Angeles Housing Department (LAHD).

Recommendation for Council action:

AUTHORIZE the Department of General Services to negotiate and execute a lease agreement with 1910 Sunset Blvd (LA) L.P. for office use at 1910 West Sunset Boulevard, Los Angeles for the LAHD under the terms and conditions substantially as detailed in the January 30, 2025 Municipal Facilities (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that there is no General Fund impact. The lease and associated cost of \$45,003 for Fiscal Year 2024-25 will be paid directly by the LAHD Special Funds through the Rent Stabilization Fund - F440001 and Code Enforcement Fund - F41M001. The landlord is responsible for all repairs, maintenance, utility, custodial, and security costs.

Community Impact Statement: None submitted.

TIME LIMIT FILE – APRIL 7, 2025

(LAST DAY FOR COUNCIL ACTION – APRIL 4, 2025)

Summary:

On February 18, 2025, your Committee considered a February 4, 2025 MFC report relative to proposed lease agreement with 1910 Sunset Blvd (LA) L.P. for office use at 1910 West Sunset Boulevard, Los Angeles for the LAHD. According to the MFC, the LAHD currently has two leases in place at this location and this proposed lease would be the third active lease. One lease, under C-136685 was established in 2019, wherein LAHD occupies 19,092 square feet (sf) and includes the entire 3rd floor, Suites 450 and 700. This space accommodates up to 80 staff members and provides hoteling space for Housing Inspectors and Assistant Inspectors for a total of approximately 130 reporting employees at this site. This lease (Contract No. C-136685) expires February 21, 2031.

Furthermore, Lease No. C-145005 was executed in December 2023, allowing the LAHD to expand into P-2 storage space (737 sf) on a temporary basis when LAHD exited the Garland Building at 1200 West 7th Street. (Garland Building). This second lease expires on February 6, 2025. The LAHD seeks to extend that lease on a temporary basis for an additional year under the option terms. This proposed lease is needed for additional space for approximately 66 employees that were previously located at the Garland Building and include staff from Code, Rent Stabilization, and Compliance Division. This includes providing sufficient space for 22 employees currently located at the swing space on the 3rd floor of this location, four public counter staff who have been spread amongst

other LAHD offices, and provides space for others who are telecommuting. While there are more LAHD employees that were displaced from the Garland Building in February of 2024, additional temporary space is being secured at another location for those employees. This expansion space at Sunset is not a department-wide swing space but will be a permanent space for public facing units including the public counter. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendation contained in the MFC report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES
LEE: YES
JURADO: YES

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2/18/25
CD 13

-NOT OFFICIAL UNTIL COUNCIL ACTS-