

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to authority to negotiate and execute an amendment to a parking license agreement with CVFI-444 S Flower, LP (CVFI-444 S Flower) for up to 225 on-site employee parking spaces in the Industrious building located at 444 South Flower Street, Los Angeles, California 90071.

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to negotiate and execute an amendment to the parking license agreement with CVFI-444 S Flower for the property located at 444 South Flower Street to provide on-site employee parking at the Industrious temporary co-working office space, under the terms and conditions substantially outlined in the April 11, 2025 Municipal Facilities Committee (MFC) report, attached to the Council file.

Fiscal Impact Statement: The MFC reports that there is no General Fund impact. Additional parking spaces for the Los Angeles Housing Department (LAHD) will be funded through LAHD's various special funds.

Community Impact Statement: None submitted.

Summary:

On May 6, 2025, your Committee considered an April 11, 2025 MFC report relative to authority to negotiate and execute an amendment to a parking license agreement with CVFI-444 S Flower for up to 225 on-site employee parking spaces in the Industrious building located at 444 South Flower Street, Los Angeles, California 90071. According to the MFC, on January 14, 2025, Council adopted a Motion (Council File No. 23-1307) to authorize the GSD to negotiate and execute an amendment to extend the term of the license agreement for co-working office space located at 444 South Flower Street, Los Angeles, CA 90071 (Industrious) for up to 24 months which was fully executed and effective as of January 20, 2025. In addition, the Motion authorized GSD to negotiate and execute an Amendment to the license agreement for on-site parking spaces with CVFI-444 S Flower with a concurrent up to 24-month term (Amended Term) with the Industrious amendment at the same terms and conditions as the original parking license agreement (Agreement).

Under the current Agreement, the City has the right to lease up to 175 on-site parking spaces, including up to 15 City fleet vehicles, for a 12-month term at a fixed monthly rate of \$320, which includes City Parking Occupancy Tax. The City also has the right to rent less than the full 175 spaces on 30 days' notice. The initial term of the Agreement ended on January 19, 2025, and the City exercised its option to extend it on a month-to-month basis under the same terms and conditions, which currently remains in effect. The City currently rents all 175 parking spaces.

After the City Council approved the extension to the Industrious license agreement, which included the City's near-term plan to reduce seats for the five City Departments occupying the Industrious space, the Los Angeles Housing Department (LAHD) decided to fill the seats relinquished by the other departments. As a result, the LAHD requires approximately 50 additional parking spaces for additional staff who will begin working in the Industrious space, which is not addressed in the current parking license Agreement. 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:	ABSENT
JURADO:	YES

ARL
5/6/25
CD 14

-NOT OFFICIAL UNTIL COUNCIL ACTS-