

0150-12049-0000

**T R A N S M I T T A L**

TO Council	DATE  03-08-22	COUNCIL FILE NO.
FROM Municipal Facilities Committee		COUNCIL DISTRICT 10

At its meeting held on January 27, 2022, the Municipal Facilities Committee (MFC) approved the recommendation of the attached General Services Department (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendation would authorize GSD to negotiate and execute a new license agreement with 1736 Family Crisis and the City of Los Angeles in Council District 10 for a community outreach center located at 5213 W. Pico Boulevard, Los Angeles, CA 90019, for a one-year term retroactive to July 1, 2021, with an option to extend for one additional year.

There is no General Fund impact, as there is no revenue generated from this lease and the non-profit lessee is responsible for the costs of operations and maintenance of the subject facility.

  
for **Matthew W. Szabo**  
City Administrative Officer

MWS:ACG:05220095

# CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



ERIC GARCETTI  
MAYOR

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

January 27, 2022

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

Attention: Michael Espinosa, Legislative Assistant

## **REQUEST AUTHORIZATION TO NEGOTIATE AND EXECUTE A NEW LICENSE AGREEMENT BETWEEN THE CITY OF LOS ANGELES AND 1736 FAMILY CRISIS CENTER AT 5213 W. PICO BLVD, LOS ANGELES, 90019**

The Department of General Services (GSD) requests authority to negotiate and execute a new license agreement with 1736 Family Crisis Center ("Tenant") and the City of Los Angeles ("Landlord") in Council District 10 for a community outreach center located at 5213 W. Pico Blvd Los Angeles, CA 90019.

### **BACKGROUND**

On July 26, 2017, (CF# 16-1237-S2) was adopted and lease C-132713 was created and expired on June 30, 2021. It is currently in holdover status. GSD is requesting, on behalf of the Community Investment for Families Department, (CIFD), to execute a one-year contract with 1736 Family Crisis for the period of July 1, 2021 to June 30, 2022 with a one-year option period from July 1, 2022 to June 30, 2023. The proposed term and option runs concurrently with the service contract the tenant has with CIFD.

The non-profit, 1736 Family Crisis, is part of the Family Source Center (FSC) system. Services provided are designed to financially empower poor, very-low income and low-income families with children under the age of 16 who need help with parenting, tutoring, employment assistance, financial literacy, computer training, and access to a myriad of other supporting programs designed to help families improve their overall condition.

### **TERMS AND CONDITIONS**

The proposed zero-rent license will be for one (1) year retroactive to July 1, 2021 with a one (1) year option to extend dependent on the renewal of their service contract with CIFD. A complete set of terms and conditions are outlined on the attached term sheet.



**COMMUNITY BENEFIT ANALYSIS**

The Family Source Center operator (1736 Family Crisis), will be occupying City property for the sole purpose of carrying out a City program by performing activities dictated and specified by a City service contract. The City Attorney has opined that a Community Benefit Analysis (CBA), will not be necessary based on the fact that these satellite FSC's are providing a public service function on the City's behalf.

**MAINTENANCE**

1736 Family Crisis Center shall maintain the site in good and sanitary condition. Any repairs, alterations or other improvements required from the specific use of the site shall be performed by the tenant at their sole expense. The tenant will be responsible for all utilities associated with the property.

**FISCAL IMPACT**

No revenue will be generated from this license to the General Fund.

**RECOMMEDATION**

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute a new license agreement with 1736 Family Crisis Center at 5213 W. Pico Blvd Los Angeles, CA 90019 under the terms and conditions outlined in this report.



Tony M. Royster  
General Manager

Attachment: Term Sheet

# LEASING TERM SHEET

MFC DATE 1/27/2022

LANDLORD City of Los Angeles

ADDRESS 111 E. 1st St., Los Angeles, CA 90012

TENANT 1736 Family Crisis

ADDRESS 2116 Arlington Ave, Suite 200, LA CA 90018

LOCATION 5213 W. Pico Blvd, LA CA 90019

AGREEMENT TYPE License

USE Community Family Source Services

SQUARE FEET 6,553

TERM One (1) year

RENT START DATE Date Attested

LEASE START DATE Date Attested

OPTION TERM One (1) Year Option

HOLDOVER Month-To-Month

SUBLET/  
ASSIGNMENT RIGHT TO ASSIGN - LANDLORD APPROVAL

TERMINATION N/A

RENTAL RATE Zero

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	None
MAINTENANCE/ REPAIR	TENANT
MAINTENANCE/ REPAIR DETAILS	Tenant is responsible for all repair and maintenance within the suite, Heating and HVAC equipment serving the premises.
TENANT IMPROVEMENTS	None
PARKING	At No Charge
UTILITIES	Tenant responsible for Utilities
CUSTODIAL	Tenant responsibility
SECURITY	Tenant Responsible
PROP 13 PROTECTION	Landlord will NOT provide Prop 13 protection.
INSURANCE	TENANT shall indemnify and hold harmless the City
OTHER:	