

0150-02140-0001

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

TO Council	DATE 08-02-22	COUNCIL FILE NO. 20-1047-S1
FROM Municipal Facilities Committee	COUNCIL DISTRICT 8	

At its meeting held on July 28, 2022, the Municipal Facilities Committee (MFC) approved the recommendation of the attached Department of General Services (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendation would authorize GSD to negotiate and execute a new lease agreement with Mothers in Action, Inc. (MIA) for the property located at 3320-3322 West 50<sup>th</sup> Street and 5000-5010 South Crenshaw Boulevard for the use as a public parking facility and pocket park in connection with the Destination Crenshaw project. The lease term is one year, with four (4) additional one-year options to extend.

There is no additional impact on the General Fund. The annual leasing costs associated with the pocket park (\$29,815) will be paid by Destination Crenshaw. The first-year leasing costs for the parking component (\$11,706) will be paid by Special Parking Revenue Fund (SPRF), which is authorized as part of the 2022-23 City Budget. The SPRF would also receive any revenues generated by the parking component.

  
for Matthew W. Szabo  
City Administrative Officer  
Chair, Municipal Facilities Committee

MWS:LRR:05230008

# CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



ERIC GARCETTI  
MAYOR

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July 28, 2022

Honorable City Council  
City of Los Angeles  
c/o City Clerk  
Room 395, City Hall  
Los Angeles, CA, 90012

Attention: Michael Espinosa, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT  
WITH MOTHERS IN ACTION, INC. AT 3320-3322 W. 50TH STREET  
AND 5000-5010 S. CRENSHAW BOULEVARD, LOS ANGELES**

The Department of General Services (GSD) requests authority to negotiate and execute a new lease with the Mothers In Action, Inc. (MIA), a 501(c)3 non-profit organization, for the property located at 3320-3322 W. 50th Street and 5000-5010 S. Crenshaw Boulevard, Los Angeles, CA 90043 (the "Properties") for the use of a public parking facility as part of the Destination Crenshaw Project (Project).

## **BACKGROUND**

On March 2, 2022, the Los Angeles City Council adopted a motion introduced by Council District 8 (CD8) instructing GSD to negotiate and execute a lease with MIA (Council File #20-1047-S1). The City will use these properties to replace public parking for the small businesses impacted by the loss of parking spaces due to the new Metro Crenshaw/LAX Light Rail Line.

As a result of the new Crenshaw Rail Line, a number of parking spaces were eliminated along Crenshaw Boulevard, exacerbating parking issues for local businesses. Destination Crenshaw (DC), a non-profit organization, has been working with the City and Metro on the development of this area. Together with the Department of Transportation (LADOT), DC's plans include creating a total of 19 parking spaces (including one ADA parking space) on the Properties the City will lease from MIA. These parking spaces will be metered which will help generate additional income for the City.



The new Crenshaw/LAX Light Rail Line is an 8.5-mile line connecting to the Metro Green Line and will serve the cities of Los Angeles, Inglewood, and El Segundo. This line will travel through Hyde Park and will be flanked by 1.3 miles of an area that is currently being developed for the Project, giving travelers the opportunity to visit the community-inspired open-air street museum. The Project will include community gathering spaces, parks, landscape and streetscape improvements, more than 100 public art opportunities, and will highlight the world class contributions of the Black Los Angeles community.

### **TERMS AND CONDITIONS**

The proposed lease will be for one year with four (4) – one-year options to extend the lease. A complete set of terms and conditions are outlined on the attached term sheet.

### **MARKET ANALYSIS**

Based on current market rates of other vacant lots within a five-mile radius of the Properties, the monthly market rate for such properties ranges between \$0.50 per square foot to \$0.80 per square foot. This agreement was negotiated at \$0.19 per square foot, which equates to \$3,500 per month.

Market Rate – Vacant Lots Monthly Rate

<b>ADDRESS</b>	<b>MONTHLY RATE PER SF</b>
2150 Venice Blvd, Los Angeles, CA 90006	\$0.70/SF
6401 Broadway, Los Angeles, CA 90003	\$0.65/SF
800 S La Brea Ave, Inglewood, CA 90301	\$0.64/SF
11302 Prairie Avenue, Inglewood, CA 90303	\$0.59/SF
1816 Oak St, Los Angeles, CA 90015	\$0.80/SF
<b>Total Average</b>	<b>\$0.50/SF</b>
<b>*3320-3322 W. 50<sup>th</sup> Street and 5000-5010 S. Crenshaw Blvd.</b>	<b>\$0.19/SF</b>

\*Proposed Rent is 62% less than average range of comparables.

### **MAINTENANCE**

DC 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 DC at their sole expense. The Department of Transportation (LADOT) will be responsible for all utilities associated with the properties.

**FISCAL IMPACT**

Funds for the Lease will be paid from the Department of Transportation Fund No. 363 (Special Parking Revenue Fund), Parking Facilities Lease Payments Account to the Department of General Services Fund 100-63, Account 000025. The lease will also generate parking income to the Special Parking Revenue Fund.

**RECOMMENDATION**

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 lease agreement with Mothers In Action, Inc. for Properties located at 3320-3322 W. 50<sup>th</sup> Street and 5000-5010 S. Crenshaw Boulevard, Los Angeles, CA 90043 under the terms and conditions substantially outlined in this report.



Tony M. Royster  
General Manager

Attachments: Leasing Term Sheet

## LEASING TERM SHEET

MFC DATE

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LANDLORD

ADDRESS

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TENANT

ADDRESS

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LOCATION

AGREEMENT TYPE

USE

SQUARE FEET

TERM

RENT START DATE

LEASE START DATE

OPTION TERM

HOLDOVER

SUBLET/  
ASSIGNMENT

TERMINATION

RENTAL RATE

ESCALATION

RENTAL ABATEMENT

ADDITIONAL RENT

PROPERTY TAX

OPEX

CAM

OTHER	N/A
SECURITY DEPOSIT	N/A
MAINTENANCE/ REPAIR	Tenant <input type="text"/>
MAINTENANCE/ REPAIR DETAILS	Per CD-8, the maintenance responsibility will be performed by Destination Crenshaw (DC).
TENANT IMPROVEMENTS	N/A
PARKING	The entire use of the lot for parking
UTILITIES	Tenant
CUSTODIAL	Tenant
SECURITY	Tenant
PROP 13 PROTECTION	Landlord will NOT provide Prop 13 protection. <input type="text"/>
INSURANCE (City)	City shall indemnify and hold harmless Landlord
OTHER:	Mothers In Action, Inc. 200 E. Slauson Ave Los Angeles, CA 90011 323-290-0456 mothersinactioninc@aol.com President - Tracy Mitchell