

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

June 26, 2018

Ground Lease with Charles R. Drew University of Medicine and Science

On November 21, 2017, the Los Angeles County (County) Board of Supervisors (Board) directed the Chief Executive Officer (CEO) to enter into negotiations with Charles R. Drew University of Medicine and Science (CDU) to explore the potential development of County-owned parcels located adjacent to the CDU campus that would create a closer interaction and connection between the parties' respective properties. The negotiations have resulted in a prioritized project that would create an easily identifiable and inviting main entrance to the CDU campus. The front entrance to the CDU campus is currently located behind a surface parking lot owned by the County (Parking Parcel) bordering 120th Street. CDU seeks to use an approximately 41,215 square foot portion of the Parking Parcel (which totals approximately 153,005 square feet) to construct an additional driveway, install landscaping, add signage, construct a new dedicated parking area and create a paved pathway tying the various project components together.

State law authorizes the County to lease County-owned real property to a medical school, for a term not to exceed 40 years, and on other terms the Board deems to be in the best interest of the County, without advertising for bids. The County and CDU have negotiated a proposed ground lease (Ground Lease) for the development,

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construction and operation of a grand entrance to the CDU campus (Entrance Project) which includes the following terms and conditions:

- An initial lease term of 20 years with an option for an additional 20-year term.
- A below-market base rental rate of \$1.00 per year.
- At its sole cost and expense, CDU will construct, maintain and operate all improvements for the Entrance Project.
- CDU will accept the Parking Parcel from the County in its current “As-Is” condition.

The County and CDU will continue to engage in discussions concerning other future CDU development projects involving County-owned parcels and should any of these discussions become meaningful negotiations resulting in a proposed agreement, any such action will be brought back to the Board for separate authorization and approval.

The proposed Entrance Project will provide an opportunity to create an aesthetically appealing environment that not only benefits the CDU campus, but also the Martin Luther King, Jr. Medical Campus and the surrounding Willowbrook community.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that Charles R. Drew University of Medicine and Science (CDU), in its role as Project Applicant, in matters pertaining to compliance with the California Environmental Quality Act (CEQA), concluded that the grand entrance project (Project) is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303, (New Construction or Conversion of Small Structures) and Section 15304 (Minor Alterations to Land) and meets the requirements of the Class 3 and Class 4 categorical exemptions and that no exceptions to the exemptions apply.

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2. Certify that the Los Angeles County (County) Board of Supervisors (Board), as the lead agency under CEQA, has independently considered and reached its own conclusions regarding the environmental effects of the proposed Project; determined that this Project is exempt from CEQA, meeting the requirements of the Class 3 and 4 categorical exemptions and that no exception to the exemptions apply.
3. Find that Government Code Section 25374 authorizes the County to lease County-owned real property to a medical school, for a term not to exceed 40 years, and on other terms the Board deems to be in the best interest of the County, without advertising for bids.
4. Authorize and direct the Chief Executive Officer, or her designee, to sign the proposed ground lease, approved as to form by County Counsel, with CDU to develop, construct certain improvements and operate a grand entrance area to the CDU campus on an approximately 41,215 square foot portion of a County-owned parcel.
5. Authorize the Chief Executive Officer, or her designee, to execute any other ancillary documentation, approved as to form by County Counsel, necessary to effectuate the terms of the proposed ground lease and take any other actions necessary and appropriate to implement and effectuate the terms of the proposed ground lease.

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