



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
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"To Enrich Lives Through Effective And Caring Service"

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May 21, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

19 May 21, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**REQUEST FOR DELEGATED AUTHORITY
TO THE CHIEF EXECUTIVE OFFICER
TO NEGOTIATE AND ADMINISTRATIVELY CONSUMMATE
MINOR LEASES FOR VARIOUS DEPARTMENTS
(ALL DISTRICTS)
(3 VOTES)**

SUBJECT

This recommendation is to delegate the authority to the Chief Executive Officer, or his designee, to negotiate and consummate the 60 minor lease renewals shown on Attachment A as provided under Section 2.08.163 of the County Code. These leases were previously executed by the Chief Executive Officer pursuant to the delegated authority.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed leases are categorically exempt from the provisions of the California Environmental Quality Act pursuant to Class 1 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board, per Section 15301 of the State of California Environmental Quality Act Guidelines (Existing Facilities).
2. Delegate the authority to the Chief Executive Officer, or his designee to negotiate and consummate the 60 minor leases for the following County Departments: Agricultural Commissioner/Weights and Measures, Alternate Public Defender, Coroner/Medical Examiner, Fire, Mental Health, Parks and Recreation, Probation, Public Health, Public Library, Public Social Services, Registrar-Recorder/County Clerk, and Sheriff.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Pursuant to the authority granted under County Code Section 2.08.163, the Chief Executive Officer may consummate all minor leases administratively. Approval of the proposed action will allow the Chief Executive Office (CEO) to administratively extend/renew minor leases for a period not to exceed three years at a rental rate that cannot exceed \$7,500 per month, and will provide County departments with continued occupancy at their current locations. However, while the CEO has the authority to execute new minor leases, County Counsel has opined that a re-lease of the same facility requires Board approval. Therefore, the recommendations proposed herein will provide for more efficient processing of these minor lease renewals and obviate the need for Board approval for renewal of each of the 60 leases.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan, Operational Effectiveness (Goal 1) directs that we maximize the effectiveness of processes, structure, and operations to support timely delivery of customer-oriented and efficient public services by requesting Board approval of the consolidated list of the minor leases and removes the need for individual Board actions for each of the 60 leases. The recommended action herein will achieve this goal.

FISCAL IMPACT/FINANCING

Since all the facilities involved are currently subject to existing leases, it is anticipated that there will be little fiscal impact, if any, from the proposed re-leases. The impact will result only from small increases in the rental rates negotiated, if any. A further limitation is that the rental rate cannot exceed \$7,500 per month. If the lease cost exceeds \$7,500 per month, the CEO will submit a lease recommendation to the Board for consideration.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Since 2005, the Board has approved similar delegated authority recommendations submitted annually by the CEO to negotiate and consummate minor leases. The proposed recommendations apply to the 60 leases shown on Attachment A whose departments indicate a desire to remain at their current facilities. All the proposed leases are either on a month-to-month tenancy, or will expire during the 2013 calendar year or within the first quarter of 2014. County Code Section 2.08 will continue to govern all new leases for different locations with the same terms and rental rate limits.

The leases shown on Attachment A will be approved by the CEO only under the following conditions:

- The departments involved will be required to provide sufficient justification of its continued need for the space to the CEO and the CEO will need to find that the renewal of the existing lease is the best course of action.
- The facilities involved will have to meet the criteria for seismic integrity set by the Department of Public Works to be suitable for County occupancy.
- The proposed leases will become effective upon approval and execution by the CEO.
- If the proposed leases contain a rental adjustment provision either fixed or based on the Consumer Price Index, the project maximum monthly rent will remain at \$7,500 or less per month.

Child care facilities are not feasible in the proposed leases.

ENVIRONMENTAL DOCUMENTATION

Since all leases shown on Attachment A are re-leases, the CEO has concluded that these projects are exempt from California Environmental Quality Act (CEQA) as specified in Class 1 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board, and Section 15301 of the State CEQA Guidelines (Existing Facilities).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The CEO believes that the proposed recommendations are in the best interest of the County by providing a mechanism to obtain necessary space for the various County requirements in a more efficient manner. The CEO will consummate these leases only if, upon review, they are found individually to be in the best interest of the County.

Some of the facilities shown have additional existing County lease(s). If possible, the CEO will consolidate these leases into one agreement, and if consolidation exceeds the administrative limitations, a recommendation will be brought to the Board for consideration.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return two certified copies of the Minute Order to the CEO, Real Estate Division at 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

The Honorable Board of Supervisors

5/21/2013

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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:RLR:CMM

CEM:NCH:FC:ls

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Agricultural Commissioner/Weights and
Measures
Alternate Public Defender
Children and Family Services
Coroner/Medical Examiner
Fire
Mental Health
Parks and Recreation
Probation
Public Health
Public Library
Public Social Services
Registrar-Recorder/County Clerk
Sheriff

ATTACHMENT A

DEPARTMENT	ADDRESS	CITY	FIRM NO.	LEASE NO	START DATE	END DATE	MONTHLY RENT	NO. OF LEASES WITH SAME LESSOR
AG COMM/WTS & MEASURES	1320 Olympic Blvd., Suite 216	Los Angeles	98216	L-0686	12/06/2010	12/05/2013	\$1,263.78	0
AG COMM/WTS & MEASURES	5600 Century Blvd., LAX Inspections, Air Freight Building No. 1 (NBL-3000)	Los Angeles	98214	L-1102	06/21/2011	06/20/2013	\$5,795.23	12
ALTERNATE PUBLIC DEFENDER	101 West Mission Boulevard, Suite 212	Pomona	97602	L-0869	06/19/2012	06/18/2015	\$5,433.00	2
ALTERNATE PUBLIC DEFENDER	14553 Delano Street, Ste 211	Van Nuys	97646	L-1019	12/01/2011	11/30/2014	\$6,776.14	0
ALTERNATE PUBLIC DEFENDER	1501 West Cameron Avenue, Building C, #230	West Covina	97540	L-0997	07/23/2010	07/22/2013	\$1,095.58	0
ALTERNATE PUBLIC DEFENDER	1611 South Garfield Avenue, Ste 100	Alhambra	97608	L-1013	11/01/2007	10/31/2010	\$6,490.00	0
BOARD OF SUPERVISORS	1113 W. Avenue M-4, 5th Dist. Antelope Valley Field office	Palmdale	98738	L-0841	05/16/2007	05/15/2010	\$2,458.72	0
BOARD OF SUPERVISORS	1199 S. Fairway Dr., 4th District Office, Suite 111	Rowland Heights	98691	L-0975	11/01/2009	10/31/2012	\$2,290.75	0
BOARD OF SUPERVISORS	215 N. Marengo Ave., Suite 120, 5th District Field Office	Pasadena	98686	L-1007	01/12/2012	01/11/2015	\$3,637.00	1
BOARD OF SUPERVISORS	21943 Plummer St., Fifth District Office	Chatsworth	98696	L-1000	10/01/2010	09/30/2013	\$4,417.32	0
BOARD OF SUPERVISORS	3530 Wilshire Blvd., Suite 1140, Commission on HIV Health Services	Los Angeles	98721	L-0891	09/29/2010	09/28/2013	\$7,485.00	4
BOARD OF SUPERVISORS	615 E. Foothill Blvd., Suite D, Fifth District Office	San Dimas	98698	L-0980	10/01/2009	09/30/2012	\$3,625.20	0
CHIEF EXECUTIVE OFFICE	222 South Hill Street, Office of Child Care, Suite 200	Los Angeles	98801	L-0965	06/19/2006	06/18/2009	\$4,053.09	3
CHIEF EXECUTIVE OFFICE	222 South Hill Street, Suite 100 (SIB)	Los Angeles	98801	L-0781	11/01/2001	10/31/2004	\$750.00	3
CHIEF EXECUTIVE OFFICE	222 South Hill Street, Suite 660 & 670, Service Integration Branch	Los Angeles	98801	L-0984	03/20/2007	03/19/2010	\$4,137.00	3
CHIEF EXECUTIVE OFFICE	355 South Grand Ave 36th Flr	Los Angeles	98806	L-1118	01/15/2012	01/14/2013	\$0.00	0
CHILDREN & FAMILY SERVICES	1395 East Orange Grove Blvd., F. I. L. P. (Gratis)	Pasadena	99030	L-0905	10/01/2004	09/30/2007	\$0.00	0
CHILDREN & FAMILY SERVICES	8730 South Vermont Avenue, L.A. Transitional Resource Center (Gratis)	Los Angeles	99027	L-0904	08/26/2004	08/25/2007	\$0.00	0
CORONER	2627 N. Hollywood Way Bob Hope Airport Hangar 35	Burbank	97406	L-1124	04/02/2012	04/01/2014	\$2,310.00	0
FIRE DEPARTMENT	8812 W. Avenue E-8, Ground Lease, Call Fire Station 112	Lancaster	98362	L-0887	06/01/2010	05/31/2013		0

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DEPARTMENT	ADDRESS	CITY	FIRM NO.	LEASE NO	START DATE	END DATE	MONTHLY RENT	NO. OF LEASES WITH SAME LESSOR
MENTAL HEALTH	1400 North Ivar Avenue	Hollywood	98145	L-0994	01/01/2009	07/23/2010	\$2,625.00	1
MENTAL HEALTH	19231 Victory Blvd., Ste 110	Reseda	98086	L-1122	03/22/2012	02/23/2014	\$343.00	1
MENTAL HEALTH	1959 Palmer Court	Long Beach	98224	L-1047	11/24/2008	11/23/2011	\$2,100.00	0
MENTAL HEALTH	2675 Zoe Ave Suites 301, & 302, & 303B	Huntington Park	98187	L-1029	04/15/2010	04/14/2011	\$4,247.10	0
MENTAL HEALTH	420 G-3 South San Pedro Street	Los Angeles	98186	L-1021	10/01/2011	09/30/2014	\$7,500.00	0
MENTAL HEALTH	521 South San Pedro Street	Los Angeles	98233	L-1079	08/01/2010	07/31/2013	\$0.00	1
MENTAL HEALTH	695 South Vermont Avenue	Los Angeles	98034	L-1005	06/15/2007	06/14/2010	\$2,280.00	2
PARKS & RECREATION	14812 Stanford Ave. & Rosecrans Avenue, Roy Campanella Park (Ground Lease)	Compton	98421	P-41059	03/01/2010	03/01/2011		12
PARKS & RECREATION	19700 Bloomfield Ave., Cerritos Regional County Park (Acct #1287)	Cerritos	98389	L-1105	09/01/2011	08/31/2014		7
PARKS & RECREATION	27401 Lake Hughes Road, Sign Monument Display - Acct. No. 1883	Castaic	98408	L-1081	08/18/2010	06/30/2013		7
PARKS & RECREATION	Equestrian & Hiking Trail, Schabarum Park to Rose Hills Rd. (Acct. #1367)	El Monte	98403	L-1002	06/01/2008	06/01/2009	\$0.00	7
PROBATION	3530 Wilshire Blvd. Supplemental Parking	Los Angeles	97562	L-1073	05/10/2010	12/18/2011	\$1,320.00	0
PROBATION	7100 Van Nuys Blvd., Suite 214, Investigations	Van Nuys	97563	L-0950	11/01/2008	10/31/2011	\$5,504.00	1
PUBLIC HEALTH	10612 Shoemaker Avenue	Santa Fe Springs	97815	L-1133	09/06/2012	09/05/2013	\$5,490.00	1
PUBLIC HEALTH	16921 E. Avenue O, Space G, Lake Los Angeles Clinic, Saddleback Plaza, CHILDREN MEDICAL	Palmdale	97942	L-1111	12/15/2011	12/14/2014	\$3,800.00	0
PUBLIC HEALTH	8201 Pearblossom Hwy, High Desert Health Clinic	Littlerock	97820	L-1106	08/01/2011	07/31/2014	\$4,645.00	0
PUBLIC LIBRARY	11940 East Carson Street	Hawaiian Gardens	98867	P-1034	06/24/2008	06/23/2011	\$0.00	0
PUBLIC LIBRARY	35119 80th Street East, Littlerock Library	Littlerock	98867	L-1004	12/01/2010	11/30/2013	\$2,922.00	7
PUBLIC SOCIAL SERVICES	3435 Wilshire Blvd., Human Resources/Finance, Additional Parking	Los Angeles	97173	L-0954	12/01/2005	11/30/2008	\$975.00	1
PUBLIC SOCIAL SERVICES	416 N. Garey Avenue, GROW Program	Pomona	97160	L-0961	12/01/2010	11/30/2013	\$6,292.16	0
PUBLIC SOCIAL SERVICES	8017 S. Atlantic Blvd., Parking Lot (Gratis Ground Lease)	Cudahy	97125	L-0953	10/20/2005	10/19/2008	\$0.00	0

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DEPARTMENT	ADDRESS	CITY	FIRM NO.	LEASE NO	START DATE	END DATE	MONTHLY RENT	NO. OF LEASES WITH SAME LESSOR
PUBLIC SOCIAL SERVICES	8155 Van Nuys Blvd., Supplemental parking for 14545 Lanark Street	Panorama City	98972	L-0938	06/01/2005	05/31/2007	\$6,308.00	0
PUBLIC SOCIAL SERVICES	900 North Lake Ave., Supplemental Parking for 955 N. Lake Ave. (CVS Store #9694)	Pasadena	97214	L-0123	09/01/2011	03/31/2014	\$3,031.83	0
PUBLIC SOCIAL SERVICES	9401 Corbin Avenue	Northridge	97207	L-1039	11/01/2008	10/31/2011	\$1,980.00	1
PUBLIC SOCIAL SERVICES	978 N. Lake Avenue, Pasadena GROW, All-Purpose Assembly Room	Pasadena	97244	L-0775	08/16/2001	02/15/2002	\$1,000.00	0
REGISTRAR RECORDER	13525 Telegraph Road, Ste B	Whittier	97844	L-1040	04/01/2012	03/31/2015	\$882.67	0
SHERIFF DEPARTMENT	1500 7th Street #5-0, Legislative Advocate Resident Apartment	Sacramento	97729	L-1126	06/01/2011	05/31/2013	\$2,080.00	0
SHERIFF DEPARTMENT	20 Avalon Canyon Rd., Sheriff's Residence (AKA: 915 Avalon Canyon Road)	Catalina	97741	L-0901	09/01/2007	08/31/2010	\$2,666.50	6
SHERIFF DEPARTMENT	2152 East Florence Ave	Walnut Park	97931	L-1067	07/01/2010	06/30/2013	\$730.50	0
SHERIFF DEPARTMENT	23-A Two Harbors Road, Two Harbors, Resident Deputy Housing	Catalina	97792	L-0929	03/11/2005	03/10/2008	\$1,330.00	6
SHERIFF DEPARTMENT	25930 North The Old Road, Valencia Storefront sub-station	Stevenson Ranch	97685	L-0632	07/01/1999	06/30/2002	\$0.00	0
SHERIFF DEPARTMENT	2934 E. Garvey Avenue, South Suite 235-B	West Covina	97702	L-0500	11/01/1996	10/31/1999	\$1,798.00	2
SHERIFF DEPARTMENT	34 Sunset Ridge Receive Site, MDCS Mount Baldy (Remote Telecomm Site)	Glendora	97688	L-1077	06/25/2010	06/24/2013	\$1,635.00	0
SHERIFF DEPARTMENT	410 Avalon Canyon Road, Deputy Residence	Catalina	97604	L-1057	09/10/2009	09/10/2012		0
SHERIFF DEPARTMENT	785 Edison Avenue, TRAP Program (Gratis)	Long Beach	97778	L-0756	04/29/2008	12/31/2008	\$0.00	0
SHERIFF DEPARTMENT	9300 Cherry Ave	Fontana	97736	L-1134	01/01/2013	06/01/2014	\$4,166.67	0
SHERIFF DEPARTMENT	Big Creek County Prison, Kern River No. 1 Transmission line (Acct #1888)	Castaic	97707	73701	07/01/2009	07/01/2011		0
SHERIFF DEPARTMENT	Dakin Peak, Communications Tower Site (MDCS) Consent Agreement to Sublease	Catalina	98133	L-1059	05/30/2009	05/29/2012	\$5,682.78	1
SHERIFF DEPARTMENT	Mount Lukens Radio Telecommunication Site , Radio Vault Space, Contract No. L1156	Tujunga	97690	72561	01/01/2008	12/31/2007	\$3,124.80	2
SHERIFF DEPARTMENT	Tower Peak Radio Site, Communication Tower, (MDCS - Cust. No. L0356)	Catalina	97705	L-1091	03/01/2011	02/28/2014	\$4,476.15	1