

106-N August 6, 2024

County of Los Angeles

August 6, 2024

Dawyn R. Harrison  
County Counsel



EDWARD YEN  
EXECUTIVE OFFICER

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**Board of Supervisors**

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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:

**SETTLEMENT OF UNLAWFUL DETAINER ACTION  
(FIRST SUPERVISORIAL DISTRICT)  
(3 VOTES)**

**SUBJECT**

Recommendation to settle an unlawful detainer action arising from the County's lease of property at 2415 West 6th Street, Los Angeles.

**RECOMMENDATION TO YOUR BOARD**

1. Authorize settlement of the matter entitled, Isaac Moradi v. County of Los Angeles, et al., Los Angeles Superior Court Case No. 24STUD01997.
2. Delegate authority to the Chief Executive Officer (CEO), or her designee, to enter into a four-year lease of the property at 2415 West 6th Street, Los Angeles, for \$129,000 per month, including certain tenant improvements and payment of back rent owed, subject to approval as to form by County Counsel.
2. Instruct the Auditor-Controller to draw the necessary warrants to implement this settlement from the Department of Public Social Services' (DPSS) budget.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This is an unlawful detainer action arising from the County's lease of property at 2415 West 6th Street, Los Angeles.



The Honorable Board of Supervisors  
August 6, 2024  
Page 2

A proposed settlement has been reached. Your Board's authorization is now required to complete the proposed settlement, which would result in the County entering into a new four-year lease of the property at 2415 West 6th Street, Los Angeles, for \$129,000 per month, including certain tenant improvements and payment of back rent owed, subject to approval as to form by County Counsel. This proposed settlement is recommended due to the risks and uncertainties of litigation and the ongoing need for the use of this property to provide County services. Resolution at this time would avoid further litigation costs.

**FISCAL IMPACT/FINANCING**

To date, the County has incurred approximately \$115,424 in attorneys' fees.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The parties engaged in settlement negotiations and reached the proposed settlement. We recommend settling on the above terms. Settlement is subject to your Board's approval. The lease is authorized by Government Code section 25351, which allows the County to enter into leases to carry out the work of the County government.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The proposed settlement will allow the Department of Public Social Services to continue to provide services at this location.

**CONCLUSION**

County Counsel recommends your Board approve settlement of this matter. The CEO and DPSS concur with County Counsel's recommendation.

Respectfully submitted,



for

DAWYN R. HARRISON  
County Counsel

DRH:TF:vc

c: Fesia A. Davenport, Chief Executive Officer  
Edward Yen, Executive Officer, Board of Supervisors