

MUNICIPAL FACILITIES COMMITTEE

Thursday, January 26, 2023
10:00 a.m.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Municipal Facilities Committee meeting will be conducted entirely telephonically.

Members of the public who wish to offer public comment to the Municipal Facilities Committee should call (669) 900-6833, and use Meeting ID No. 843 5326 4130 and then press #. Press # again when prompted for participant ID.

MEMBERS: Matthew W. Szabo, City Administrative Officer, Chair (CAO)
Sharon M. Tso, Chief Legislative Analyst (CLA)
Jeanne Holm, Office of the Mayor (Mayor)

Staff Contact	Office	Staff Phone
LaTanya Roux	CAO	(213) 473-5749
Joshua Drake	CLA	(213) 473-9765
Alma Guerrero	Mayor	(213) 473-2386

PUBLIC COMMENTS: General Public Comment, Multiple Agenda Item Comment

AGENDA ITEMS:

1. Report from the General Services Department (GSD) requesting authority to negotiate and execute a new Purchase and Sale Agreement on behalf of the Department of Cultural Affairs for the acquisition of property located at 1703 East 107th Street (Council District 15), to expand the Watts Tower Art Center Campus and serve as the Watts Towers Conservation Office, subject to Council and Mayor approval.
2. Staff reports on options to address office space needs for impacted Departments within the Civic Center:
 - a. Bureau of Engineering assessment of City-owned spaces available for reassignment on the P-4 level of City Hall East;
 - b. CAO/GSD update on potential leasing options to address Civic Center office space needs within a one-mile radius of City Hall; and,
 - c. Letter from the Director of the Civil, Human Rights, and Equity Department dated January 23, 2023, relative to request for additional office space.
 - d. **Continued from December 15, 2022:** Report back from the CAO and GSD relative to the joint quarterly Space Optimization report.

3. **ADJOURN TO CLOSED SESSION:**

- a. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**, pursuant to Government Code Section 54956.8.

Property Location: Real Property located at 1200 West 7th Street, Los Angeles, CA (APN: 5143-06-019).

Agency negotiator/presenters: Amy Benson, Director, Real Estate Division, General Services Department; Wayne Lee, Senior Real Estate Officer, General Services Department; Melody McCormick, Assistant General Manager, Real Estate Division, General Services Department; Onno Zwaneveld, Executive Vice President, CBRE, Inc.

Negotiating Parties: City of Los Angeles, Department of General Services, and L.A. Care (potential sublandlord)

Property Owner: HRRP Garland, LLC (fee owner)

Under Negotiation: Price and terms of payment of sublease

- b. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**, pursuant to Government Code Section §54956.9 (d)(4). The City is considering whether to initiate litigation in one case.

RECONVENE REGULAR MEETING IN PUBLIC SESSION

CLOSED SESSION ANNOUNCEMENTS

4. a. ***Continued from January 12, 2023:*** Report from GSD requesting approval of the LADOT All-Electric Bus Maintenance Facility Initial Study/Mitigated Negative Declaration, in accordance with the California Environmental Quality Act, for property located at 740 and 800 111th Place (CD 8), subject to Council and Mayor approval.

ADJOURN TO CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS, pursuant to Government Code Section 54956.8.

Property Location: Real Property located at 740 AND 800 EAST 111TH Place, Los Angeles, CA 90059 (APN: 6071-002-009, 6071-002-013)

Agency negotiator/presenters: Amy Benson, Director, Real Estate Division, General Services Department; Kenneth Stanberry, Assistant Director, Real Estate Division, General Services Department.

Negotiating Parties: City of Los Angeles, Department of General Services and Department of Transportation, and Watts Labor Community Action Committee (fee owner)

Property Owner: Watts Labor Community Action Committee

Under Negotiation: Price and terms of payment

RECONVENE REGULAR MEETING IN PUBLIC SESSION

CLOSED SESSION ANNOUNCEMENTS

4. b. Motion on report from GSD requesting approval of the LADOT All-Electric Bus Maintenance Facility Initial Study/Mitigated Negative Declaration, in accordance with the California Environmental Quality Act, for property located at 740 and 800 111th Place (CD 8), subject to Council and Mayor approval.
5. Municipal Facilities Committee to consider a determination in accordance with AB 361 Section 3(e)(3) that, while the state of emergency due to the Covid-19 pandemic, as originally proclaimed by the Governor on March 4, 2020, remains active and/or state or local officials have imposed or recommended measures to promote social distancing, this legislative body has reconsidered the circumstances of the state of emergency and that the state of emergency continues to directly impact the ability of the members to meet safely in person and/or state or local officials continue to impose or recommend measures to promote social distancing.

To receive meeting notices for the MFC, subscribe through the Early Notification System at www.lacity.org. Unless otherwise notified, the MFC meets on the last Thursday of the month at 10:00 a.m. in Room 1500, City Hall East.

Upon request, Municipal Facilities Committee staff will provide reasonable accommodations to enable individuals with disabilities to participate in its meetings, including access to agenda materials in alternate formats. If you have a request for accommodations, please contact LaTanya Roux at (213) 473-5749 at least two business days in advance of the MFC meeting.

Public Notice

An opportunity for the public to address the Committee on agenda items will be provided during the Multiple Agenda Item Comment period. A member of the public who wishes to speak on agenda item(s) shall be allowed to speak for up to one minute per item up to a total of three minutes per meeting.

The Committee will also provide an opportunity for the public to speak on general public interest items during the General Public Comment period. Each speaker shall be limited to one minute of general public comment each meeting. The Committee shall not discuss or take action relative to any general public comment.

Telecommunication Relay Services

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, your request should be received at least 72 hours in advance of the need. Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting LaTanya Roux at (213) 473-5749 or at LaTanya.Roux@lacity.org. For Telecommunication Relay Services for the hearing impaired, please see the information below.

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls.

TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service" when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.

Notice to Paid Representatives: If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 *et seq.* More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.