

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 4

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

June 29, 2023

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

Attention: Mandy Morales, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A
NEW LICENSE WITH T-MOBILE WEST, LLC / CROWN CASTLE AT
1400 1/2 N GAFFEY ST. SAN PEDRO CA 90731**

The Department of General Services (GSD) requests authority to negotiate and execute a new license with T-Mobile West, LLC / Crown Castle for a revenue share coalition for DISH Network with the operation, and maintenance of antennas and related equipment located at 1400 1/2 N. Gaffey St. San Pedro, CA 90731.

BACKGROUND

On August 27, 2020, GSD, under Ordinance 175602 executed a license agreement with T-Mobile West, LLC for an antenna license agreement at 1400 1/2 N. Gaffey Street San Pedro, CA 9073 - (C#136649). T-Mobile West has requested consent to sublicense to DISH Network. The proposed installation will provide coverage to the immediate property and surrounding area. The original agreement did not have a revenue split in the agreement. However, GSD has negotiated to amend the agreement to allow for a \$400 monthly fee to allow a sublicense on the site. ITA has reviewed the scope of work and approved to proceed.

TERMS AND CONDITIONS

The license with T-Mobile is currently generating \$2,521.05 a month. This amendment will allow for an additional \$400 monthly revenue from DISH. A complete set of terms and conditions are outlined on the attached term sheet.

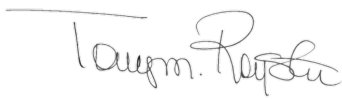


FISCAL IMPACT

The fee of this license will generate revenue of approximately \$48,000 annually to the General Fund along with escalations throughout the license term without affecting the site.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute an amended license agreement with T-Mobile West, LLC / Crown Castle to continue to maintain and operate antennas and its equipment at 1400 ½ N. Gaffey Street San Pedro, CA 90731 to enhance wireless coverage for employees, contractors, and guests under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachments: Term Sheet
Site Plan

LEASING TERM SHEET

MFC DATE 06/29/23

LANDLORD City of Los Angeles

ADDRESS 111 E. First St. Los Angeles, CA

TENANT T-Mobile West/Crown Castle

ADDRESS 2000 Corporate Drive Canonsburg, PA 15317 Site - LA617

LOCATION 1400 ½ N. Gaffey St. San Pedro, CA 90731

AGREEMENT TYPE License

USE Antenna

SQUARE FEET Approximately 400 SF

TERM Consistent with the original lease term - currently 5 years.

RENT START DATE Upon City Clerk's Attestation

LEASE START DATE Upon City Clerk's Attestation

OPTION TERM Consistent with the original lease

HOLDOVER 150%

SUBLET/
ASSIGNMENT Subject to Landlord's reasonable consent and approval

TERMINATION Per the original lease terms

RENTAL RATE \$400.00/mo.

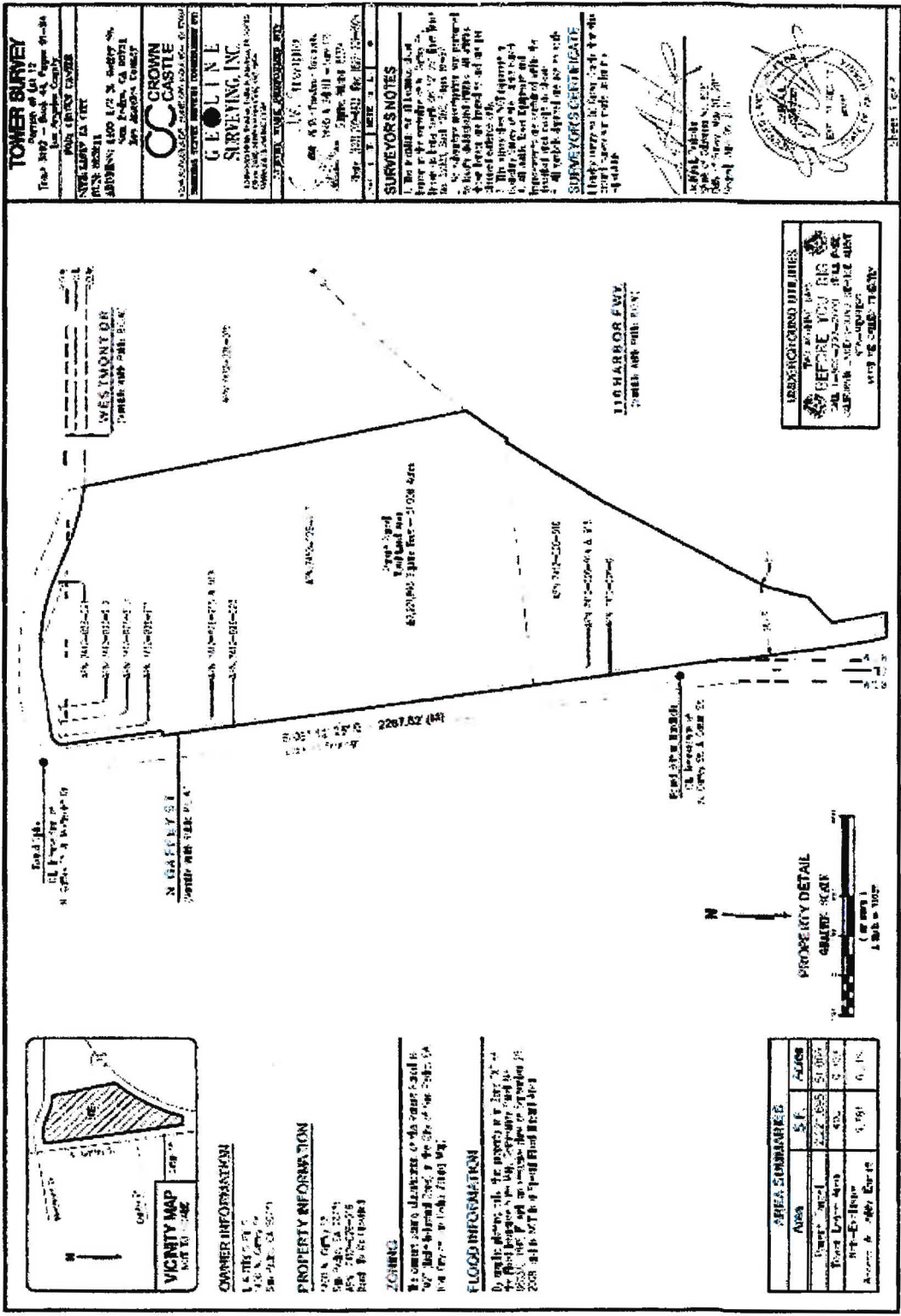
ESCALATION Per the original lease terms - 5%

RENTAL ABATEMENT None

ADDITIONAL RENT None

PROPERTY TAX None

OPEX	None
CAM	None
OTHER	All costs are paid by Licensee
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	Consistent with original lease
MAINTENANCE/ REPAIR DETAILS	Per the original lease terms
TENANT IMPROVEMENTS	Per the original lease terms
PARKING	N/A
UTILITIES	Licensee
CUSTODIAL	Per the original lease terms
SECURITY	None
PROP 13 PROTECTION	N/A
INSURANCE (City)	Per the original lease terms
OTHER:	
PRINT:	CCTM1, LLC
SIGNATURE:	



TOWER SURVEY
 Section of Lot 12
 Tract 1000 - Block 45, Page 81-84
 Los Angeles County
 Public Control Easement

WES MOUNTAIN
 ADDRESS: 1000 1/2 W. Wesley St.
 San Pedro, CA 90731
 City of San Pedro

CROWN CASTLE SURVEYING, INC.
 15000 W. Century Blvd., Suite 100
 Los Angeles, CA 90048
 Phone: (310) 551-1111
 Fax: (310) 551-1112

SURVEYOR'S NOTES
 1. The points of all corners of the property are shown on this plan. The bearings and distances between the points are given in feet and inches to the nearest hundredth of a foot. The bearings are given in degrees, minutes and seconds to the nearest second. The distances are given in feet and inches to the nearest hundredth of a foot. The bearings and distances are given in feet and inches to the nearest hundredth of a foot. The bearings are given in degrees, minutes and seconds to the nearest second. The distances are given in feet and inches to the nearest hundredth of a foot.

SURVEYOR'S CERTIFICATE
 I hereby certify that the above is a true and correct copy of the original survey as shown on the plan attached hereto.

WES MOUNTAIN
 Surveyed and Platted by
 W. M. ...
 Surveyor
 August 10, 1911

VICINITY MAP
 NOT TO SCALE

OWNER INFORMATION
 T-Mobile West LLC
 1400 1/2 North Gaffey Street
 San Pedro, CA 90731

PROPERTY INFORMATION
 LOT 12, TRACT 1000, BLOCK 45, PAGE 81-84
 SAN PEDRO, CALIFORNIA

ZONING
 The owner shall observe the zoning code in the City of San Pedro, California. The zoning code is located in the City of San Pedro, California.

FLOOD INFORMATION
 The property is not in a flood zone. The flood zone is located in the City of San Pedro, California.

AREA SUMMARIES	
AREA	S.F.
Block 45	51,000
Tract 1000	51,000
Block 45 - Tower	51,000
Block 45 - Other	51,000
Block 45 - Total	51,000