

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed Assignment and Assumption Agreement for City-owned commercial leases at 10801/10823 San Fernando Road and 13273/13277 Van Nuys Boulevard for the potential Pacoima Lifestyle Center project.

Recommendations for Council action:

1. DETERMINE that the City should assume the 11 active leases at the City-Owned property located at located at 10801 and 10823 San Fernando Road, and 13273 and 13277 Van Nuys Boulevard, Los Angeles, CA 91331, Assessor's Parcel Numbers: 2619-017-001, 2619-017-002, 2619-017-004, 2619-017-024, 2619-017-026, and 2619-017-030, as listed in Exhibit B in the December 18, 2025 Municipal Facilities Committee (MFC) report, attached to the Council File.
2. FIND that, pursuant to Charter Section 371(e)(10) and Los Angeles Administrative Code Section 10.15(a)(10) that the use of competitive bidding for these leases would be impractical and undesirable in that it would result in the existing tenants being evicted from the property.
3. APPROVE and AUTHORIZE the execution of the Assignment and Assumption Agreement, prepared by the City Attorney, as detailed in Exhibit B in the December 18, 2025 MFC report, attached to the Council File.
4. AUTHORIZE the Acting General Manager, Economic and Workforce Development Department (EWDD), or designee, to make technical corrections or adjustments that may be required and are consistent with these City Council and Mayoral actions.

Fiscal Impact Statement: The MFC reports that there is no impact to the General Fund as a result of the recommendations contained in the December 18, 2025 MFC report, attached to the Council File. The EWDD will fund repairs, Americans with Disabilities Act compliance, and future tenant relocation benefits through the lease revenue.

Community Impact Statement: None submitted.

Summary:

On February 3, 2026, your Committee considered a December 18, 2026 MFC report relative to proposed Assignment and Assumption Agreement for City-owned commercial leases at 10801/10823 San Fernando Road and 13273/13277 Van Nuys Boulevard for the potential Pacoima Lifestyle Center project. According to the MFC, the EWDD acquired a commercial property located at 10801 and 10823 San Fernando Road, and 13273 and 13277 Van Nuys Boulevard, Los Angeles, CA 91331 (APNs 2619-017-001, 2619-017-002, 2619-017-004, 2619-017-024, 2619-017-026, and 2619-017-030) for the

purpose of a potential future Pacoima Lifestyle Center Project. The potential Project is being considered to include redevelopment for mixed commercial and residential use.

The Properties consists of multiple one-story commercial buildings, which together measure approximately 18,382 square feet situated on a 49,738 square foot corner. There are currently 11 active leases on the properties as detailed Exhibit B of the MFC report, attached to the Council File. The rent collected from these active leases will be used for future repairs, potential relocation benefits, and to meet compliance with ADA requirements outlined in the in the September 18, 2024 inspection report.

The EWDD has jurisdiction over the properties until directed otherwise by Council action according to the City Council's prior authorization from February 2025 (Council File 14-1174-S97). The EWDD is requesting the authorization to execute the Assignment and Assumption Agreement (Exhibit B) of commercial leases for the Property, as legally described in Exhibit A, both attached to the MFC report.

The original leases were with the Seller, and executing this Assignment and Assumption Agreement will allow the City to take over (assume) those leases for the duration of their terms as set forth in Exhibit B. When each lease term expires, they will change and continue forward as month-to-month leases. Rents will remain the same. The City anticipates issuing a procurement for a developer for the Property in 2026. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the MFC report, as detailed in the above recommendations. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

**COUNCILMEMBER VOTE**

PADILLA:	YES
LEE:	YES
JURADO:	YES

ARL  
2/3/26  
CD 7

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**