

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed lease amendment with Kajima Development Corporation (Kajima) for office space at 250 East First Street for the Civil + Human Rights and Equity Department (CHRED).

Recommendation for Council action:

AUTHORIZE the General Services Department (GSD) to negotiate and execute a lease amendment with Kajima for the office space at 250 East 1st Street Los Angeles, CA 90012 under the terms and conditions substantially outlined in the September 11, 2025 Municipal Facilities Committee (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that there is no additional General Fund impact. There is no change to the lease and parking costs resulting from this lease amendment.

Community Impact Statement: None submitted.

Summary:

On September 16, 2025, your Committee considered a September 11, 2025 MFC report relative to proposed lease amendment with Kajima for office space at 250 East First Street for CHRED. According to the MFC, on September 12, 2023, Council authorized GSD to negotiate and execute a new lease agreement with Kajima Development Corporation for 5,650 square feet of office space located at 250 East 1st Street for CHRED (Council File No. 23-0791). The lease agreement is for 63 months starting December 15, 2024 and includes a five-year option to extend. After the lease was signed, the Landlord and CHRED requested material changes to the lease. CHRED requested multiple change orders in their Tenant Improvement scope and the Landlord is requesting a revision on the parking ratio and availability on site. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendation in the MFC report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA:	YES
LEE:	ABSENT
JURADO:	YES

ARL
9/16/25

-NOT OFFICIAL UNTIL COUNCIL ACTS-