

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to authorizing the Department of General Services (GSD) to negotiate and execute a ground lease agreement with the Weingart Center Association (Weingart) to operate the A Bridge Home (ABH) site with 100 beds, 3210 - 3248 Riverside Drive in Council District Four (CD 4).

Recommendations for Council action:

1. FIND, pursuant to Charter Section 371(e)(10) and Los Angeles Administrative Code Section 10.15(a)(10), that the use of competitive bidding would be undesirable and impractical for this contract.:
  - a. The Weingart Association has continuously operated as a trusted partner of the City at this location, providing essential housing and supportive services.
  - b. Weingart's continued operation ensures stability for vulnerable populations and avoids service disruption, which could result from transitioning to a new provider: its deep-rooted community engagement, proven track record, and established infrastructure make them uniquely qualified to continue providing these critical services at this site.
2. AUTHORIZE the GSD to negotiate and execute a ground lease agreement based on the revised terms and conditions with Weingart for the use of the interim housing site located at 3210-3248 Riverside Drive, Los Angeles, CA 90027 under the terms and conditions as substantially outlined in the August 5, 2026 Municipal Facilities Committee (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that there is no impact to the General Fund as a result of the recommendations contained in the August 5, 2026 MFC report, attached to the Council File. The Fiscal Year (FY) 2025-26 Fourth Homelessness Funding Report (Council File No. 23-1022-S29) and the FY 2026-27 Annual Homelessness Funding Report Council File No. 23-1022-S33) approved by the Mayor and Council on May 8, 2026 and June 8, 2026, respectively, allocated a total of approximately \$3.3 million in Homeless Housing Assistance Prevention grant funds to support operations at this site. No funding is provided for leasing as the site is owned by the City and this is a no-cost lease agreement with the service provider.

Community Impact Statement: None submitted

Summary:

On August 18, 2026, your Committee considered an August 5, 2026 MFC report relative to authorizing the GSD to negotiate and execute a ground lease agreement with Weingart to operate the ABH site with 100 beds, 3210 - 3248 Riverside Drive in CD 4. According

to the MFC, on July 3, 2018, Council adopted a Motion (Council File No. 18-0651) instructing City staff to evaluate and determine if this site was suitable for use as a temporary bridge housing facility. The Council action was part of the City's homelessness response strategy to expand interim housing capacity Citywide. The site was identified due to its accessibility, available space, and ability to quickly accommodate temporary housing structures and supportive services and addressed the urgent need for transitional accommodations for unhoused individuals in the Los Feliz area.

On September 10, 2025, Council approved the Motion (Raman – Soto-Martinez; Council File No. 19-0126-S3) which authorized GSD to enter into a new lease agreement with Weingart to operate the ABH site, referred hereafter as the "Project". The site has been used for temporary interim homeless housing, operating under a different provider, since 2020. The use of this Department of Recreation and Parks (RAP) property is approved under the Right of Entry Permit Number 1033 initially issued July 15, 2020 between GSD and RAP and is renewed annually as needed for use of the site.

The Project site is approximately 28,500 square foot (sf) and includes a 10,800 square foot tent structure designed to accommodate 100 beds, along with a 1,080 square-foot hygiene trailer and a 1,080 square-foot administration/intake trailer. Additional features include a repose garden, a storage-bin area, and dedicated waste and recycling facilities. The site also contains an elevated deck, an outdoor pet area, as well as a general open space to support program operations and resident needs. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained 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  
8/18/26  
CD 4

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**