

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed rent commencement term of the agreement with Gage/St. Andrews Properties, LLC (Gage/St. Andrews Properties) at 6230 South Gramercy Place for the Los Angeles Police Department (LAPD) – South Traffic Division.

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to amend the lease and rent commencement terms of the agreement with Gage/St. Andrews Properties at 6230 South Gramercy Place for the LAPD – South Traffic Division as described in the April 1, 2026 Municipal Facilities Committee (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that there is no General Fund impact as a result of the lease amendment.

Community Impact Statement: None submitted.

**TIME LIMIT FILE – MAY 31, 2026**

**(LAST DAY FOR COUNCIL ACTION – MAY 31, 2026)**

Summary:

On April 21, 2026, your Committee considered an April 1, 2026 MFC report relative to rent commencement term of the agreement with Gage/St. Andrews Properties, LLC (Gage/St. Andrews Properties) at 6230 South Gramercy Place for the LAPD – South Traffic Division. According to the MFC, the LAPD is currently in leased mall space wherein the mall is being slated for redevelopment and will no longer be able to accommodate the current use. Under the original structure, the lease term commenced upon City Clerk attestation, while rent commencement was tied to the substantial completion of tenant improvements. As lease negotiations progressed and construction sequencing was finalized, the GSD identified that this structure could result in the lease term beginning prior to the City's ability to lawfully occupy the premises due to the timing gap between attestation and construction completion. To ensure the City receives the full benefit of the approved lease term and avoids commencing the lease prior to legal occupancy, the GSD is requesting approval of a material clarification to the lease commencement language. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendation as detailed in the MFC report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

## Government Operations Committee

### **COUNCILMEMBER VOTE**

PADILLA: YES

LEE: YES

JURADO: YES

ARL

4/21/26

CD 8

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**