

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed non-profit lease with North Valley Caring Services (NVCS) for the use of the City-owned suites 10807, 10801, and 13269 at 13263 Van Nuys Boulevard.

Recommendation for Council action:

AUTHORIZE the Economic and Workforce Development Department to negotiate and execute a new lease agreement with NVCS for food pantry and social services use at 10801 and 10807 San Fernando Road and 13269 Van Nuys Boulevard, Los Angeles, CA 91331 under the terms and conditions substantially as outlined in the September 29, 2025 Municipal Facilities Committee (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that there is no General Fund impact as this is a no-cost lease agreement. The NVCS is responsible for tenant improvements, maintenance, repairs, utilities, security, and custodial costs.

Community Impact Statement: None submitted.

Summary:

On October 7, 2025, your Committee considered a September 29, 2025 MFC report relative to proposed non-profit lease with NVCS for the use of the City-owned suites 10807, 10801, and 13269 at 13263 Van Nuys Boulevard. According to the MFC, pursuant to Motion (Council File No. 25-0670), adopted on June 25, 2025, Council directed the EWDD to negotiate and execute a short-term non-profit lease agreement with NVCS for their use of vacant City-owned commercial space for their outreach and social services. The contiguous locations are 10801 and 10807 San Fernando Road and 13269 Van Nuys Boulevard, totaling approximately 8,596 square feet.

The NVCS began in 1978 as a small soup kitchen in North Hills, founded by community members who saw a growing need to support low-income and unhoused residents and then expanding its services to include food distribution, homelessness support, education, youth programs, and outreach. NVCS now operates the largest single-site food pantry in the San Fernando Valley, serving over 2,000 families weekly and more than 300,000 individuals annually. Current services include breakfast and shower, homeless outreach, motel outreach, safe parking, youth and teen programs, food pantry, volunteer/workforce development, and meal distributions.

A portion of the leased space NVCS currently occupies in North Hills is not being renewed. This City-owned property will be used as a temporary location until NVCS can secure a long-term lease in their service area. The EWDD manages a City-owned property at 13263 Van Nuys Boulevard which was recently purchased for a potential future mixed-use development. The NVCS will use three suites located at the site for storage and preparation of food pantry boxes for off-site distribution. After further consideration and having provided an opportunity for public comment, the Committee

moved to recommend approval of the recommendation 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: YES

JURADO: YES

ARL

10/7/25

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-NOT OFFICIAL UNTIL COUNCIL ACTS-