

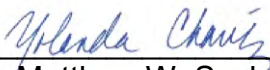
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TRANSMITTAL

TO The City Council	DATE 09-11-25	COUNCIL FILE NO. -
FROM Municipal Facilities Committee		COUNCIL DISTRICT 14

At its meeting held on August 28, 2025, the Municipal Facilities Committee approved the attached Department of General Services (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendation would authorize GSD to negotiate and execute a no-cost license agreement with Hancock S-REIT LA Corporation for the Los Angeles Police Department's (LAPD) Major Crimes Division to operate a security camera system and radio frequency antennas at 865 South Figueroa Street. The term of the agreement is five years, with two five-year options to extend.

Fiscal Impact: There is no General Fund impact as this is a no-cost license agreement. The electricity needed to operate the LAPD equipment is supplied through the building's meter at no cost to the City.


for Matthew W. Szabo
City Administrative Officer
Chair, Municipal Facilities Committee

MWS:AW:05260030

CAO 649-d

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



KAREN BASS
MAYOR

DEPARTMENT OF
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(213) 928-9555
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July 31, 2025

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 305, City Hall
Los Angeles, CA 90012

Attention: Adam Lid, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A ROOFTOP
LICENSE AGREEMENT WITH HANCOCK S-REIT LA CORP.
865 SOUTH FIGUEROA STREET, LOS ANGELES, CA 90017**

The Department of General Services (GSD) requests authority to negotiate and execute a no-cost license agreement between the City (Licensee) and Hancock S-REIT LA Corp. (Licensor) to use a portion of the rooftop located at 865 S. Figueroa Street, Los Angeles, CA 90017 in Council District 14.

BACKGROUND

Since 2020, the Los Angeles Police Department's (LAPD)'s Major Crimes Division has occupied 50 square feet (SF) of rooftop space at the Hancock Building for use of security cameras under an informal arrangement. The building ownership has requested that the City formalize its continued rooftop use through a no-cost license agreement.

The rooftop security camera system is a critical asset to LAPD's Major Crimes Division, providing wide-area surveillance capabilities across key sections of Downtown Los Angeles including Crypto.com arena and LA Live. The elevated vantage point allows for continuous monitoring of public activity, high-risk intersections, and sensitive locations, supporting both proactive crime deterrence and tactical response. This installation enhances situational awareness, aids ongoing investigations, and improves officer safety by delivering real-time visual intelligence in a dense urban environment. The camera system also supports interagency coordination during major events and emergencies.

LAPD also utilizes this rooftop location to support radio frequency (RF) antennas that connect to street-level surveillance cameras. These antennas relay live video transmissions to the Police Administration Building. By formalizing this agreement,



LAPD's Major Crimes Division will be able to maintain uninterrupted access to critical rooftop surveillance equipment that supports ongoing public safety operations in Downtown Los Angeles.

LAPD Major Crimes Division installed the equipment and created the network. However, the Information Technology Agency (ITA) is aware of this site. While the network is independent of any ITA infrastructure, ITA provided LAPD Major Crimes Division with a network switch on top of the Police Headquarters Building for the camera feeds to be accessible on the LAPD Local Area Network. It has been in operation for the last several years. LAPD currently has over 100 department personnel accessing these feeds.

TERMS AND CONDITIONS

The agreement will establish the continued use of the licensed space of approximately 50 SF on a non-exclusive and non-assignable basis, solely for security operations. The initial term is for five (5) years with two (2), five (5) year options to extend. The license is revocable and may be terminated by either party with 60 days' written notice.

This is a no-cost license agreement; however, the City is responsible for any taxes, permits, and regulatory approvals applicable to the license and to the security equipment.

Upon termination, the City is responsible for removing all equipment and restoring any damage to the rooftop resulting from its use. A complete set of terms and conditions is outlined in the attached term sheet.

MAINTENANCE/UTILITIES/LANDSCAPING

Under the terms of the proposed Rooftop License Agreement, the City, through LAPD, is solely responsible for the maintenance, repair, and upkeep of all installed security equipment and the Licensed Space. This includes ensuring the security devices and associated conduits, wiring, and attachments remain in good working order and do not interfere with other rooftop systems. All rooftop work must comply with the building's regulations and procedures, and the Licensor reserves the right to monitor any such work for compliance.

The electricity needed to operate the LAPD equipment on the rooftop is being supplied through the building's house meter at no cost to the City.

There is no landscaping associated with this License Agreement, as the licensed area is limited exclusively to rooftop space designated for LAPD's security equipment.

FISCAL IMPACT

There is no impact to the General Fund, as this is a no-cost license agreement. All costs related to the installation, maintenance, and operation of the security equipment will be covered by LAPD through its existing budget. Ongoing maintenance is managed by the LAPD's Major Crimes Division and funded through current departmental resources.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute a no-cost license agreement with Hancock S-REIT LA Corp. for the rooftop space located at 865 South Figueroa Street, Los Angeles, CA 90017 under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachments: Term Sheet
Premises Map

LEASING TERM SHEET

MFC DATE	July 31, 2025
LANDLORD	Hancock S-REIT LA Corp., a Delaware corporation
ADDRESS	865 South Figueroa Street, Suite 2650, Los Angeles, CA 90017
TENANT	City of Los Angeles - GSD
ADDRESS	111 E. 1 st Street, Room 201, Los Angeles, CA 90012
LOCATION	865 South Figueroa Street, Los Angeles, CA 90017 (Rooftop)
AGREEMENT TYPE	License
USE	Operation/maintenance of security camera, antennae, and related equipment
SQUARE FEET	Approximately 50 SF See Attached Floor Plan
TERM	Initial five (5) year term upon City Clerk attestation
EARLY POSSESSION	N/A
RENT START DATE	N/A
LICENSE START DATE	Upon City Clerk Attestation
RENTAL RATE	\$0
ESCALATION	N/A
HOLDOVER	N/A
SUBLET/ ASSIGNMENT	Not allowed without Licensor's written consent
TERMINATION	60 days' written notice by either party or default
RENEWAL OPTION	Two (2) five (5) year options to extend
OPTION RENT	N/A
RENTAL ABATEMENT	N/A

ADDITIONAL RENT	City shall be responsible for permits, insurance, and maintenance for its own equipment.
LATE FEE	N/A
PROPERTY TAX	None.
PROPERTY INS.	City is self insured
OPEX - CAM	N/A
OTHER	City shall pay all applicable taxes specifically pertaining to City's equipment. Licensee to remove equipment and restore at termination
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	City must maintain, repair, and restore City's rooftop equipment area; Landlord may perform if urgent
MAINTENANCE/ REPAIR DETAILS	City is solely responsible for the maintenance, repair, and upkeep of all installed security equipment and the Licensed Space. This includes ensuring the security devices and associated conduits, wiring, and attachments remain in good working order and do not interfere with other rooftop systems. All rooftop work must comply with the building's regulations and procedures, and the Landlord reserves the right to monitor any such work for compliance.
TENANT IMPROVEMENTS	No structural penetrations or alterations to the roof may be made without the Licensor's express written approval.
PARKING	N/A
UTILITIES	None
CUSTODIAL	N/A
SECURITY	N/A
PROP 13 PROTECTION	City is exempt
INSURANCE (City)	City will be required to maintain general liability insurance in the amount of \$5 million per occurrence, or may self-insure in accordance with standard City risk management practices. The agreement includes broad indemnification provisions, with the City agreeing to hold the Licensor harmless for claims arising from the City's use, except in cases of gross negligence or willful misconduct by the Licensor.

OTHER:

The City accepts the rooftop space in its current "as-is" condition, and acknowledges that no warranties are provided regarding equipment performance or signal clarity. The Landlord retains the right to relocate the equipment to another suitable rooftop location with a minimum of 30 days' notice, at the Landlord's sole cost and subject to the City's reasonable approval.

PRINT:

SIGNATURE:

**EXECUTED BY OWNER or AUTHORIZED
REPRESENTATIVE:**

Avison Young – Southern California Ltd.
as managing agent for Hancock S-REIT LA Corp.,
a Delaware corporation

By:



Name:

____Susie Choe_____

Title:

____Senior Property Manager____

LAPD Major Crimes Division

Rooftop License Agreement
Security Cameras/Equipment
865 S. Figueroa Street, Los Angeles, CA 90017

Premises: Approx 50 SF

