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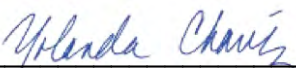
**TRANSMITTAL**

TO The City Council	DATE 03-04-26	COUNCIL FILE NO. -
FROM Municipal Facilities Committee		COUNCIL DISTRICT 1

At its meeting held on February 26, 2026, the Municipal Facilities Committee (MFC) approved the attached Department of General Services (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendations would authorize GSD to negotiate and execute a no-cost license agreement with the National Weather Service (NWS) to operate a remote weather station adjacent to the Frank Hotchkin Memorial Training Center parking lot at 1700 Stadium Way. The term of the license agreement is five years, retroactive to April 8, 2024, with no option to extend.

The MFC further instructed GSD to review the market rate analysis of the proposed space since \$24,108 annually for 100 square feet seemed to be too costly. Upon review, GSD revised the market rate analysis to reflect that the estimated value of the proposed space is \$990 annually. This does not affect the City Administrative Officer's recommendation to approve the proposed license terms as stated in the Community Benefits Analysis.

**Fiscal Impact:** There is no General Fund impact as this is a no-cost license agreement. NWS is responsible for the operation, maintenance, repair, and replacement costs of the equipment.

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

MWS:AW:05260102

# CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



KAREN BASS  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
CITY HALL SOUTH  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

February 26, 2026

Honorable City Council  
City of Los Angeles  
c/o City Clerk  
Room 395, City Hall  
Los Angeles, CA 90012

Attention: Adam Lid, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A LICENSE AGREEMENT  
WITH THE NATIONAL WEATHER SERVICE  
AT THE FRANK HOTCHKIN MEMORIAL TRAINING STATION  
1700 STADIUM WAY, LOS ANGELES, CA 90012**

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The Department of General Services (GSD) requests authority to negotiate and execute a no-cost license agreement with the National Weather Service (NWS) for the use of a portion of the City-owned property located at 1700 Stadium Way, Los Angeles, CA 90012, within the Frank Hotchkin Memorial Training Center (FHMTTC) in Council District 1 (CD1) for a weather station.

**BACKGROUND**

The National Weather Service (NWS), a federal agency responsible for weather forecasting and climate monitoring, has installed a Remote Weather Station (RWS) at the FHMTTC, with permission granted retroactive effective April 8, 2024. The Los Angeles Fire Department (LAFD), which occupies the site, has approved the placement of a low-profile, tripod-mounted mechanical weather monitoring station approximately eight to ten feet in height, within a 100 square foot (10 feet by 10 feet) unimproved dirt area located within the southeast portion of the property, adjacent to the parking lot.

The RWS will collect temperature, wind, precipitation, and other meteorological data critical to monitoring local weather conditions in downtown Los Angeles. LAFD has maintained a cooperative relationship with NWS for over 20 years, recognizing the importance of accurate weather data to public safety, emergency preparedness, and operational planning.

The weather station is self-sustaining, powered by a dedicated solar panel. NWS personnel will require periodic access to the site for routine maintenance, calibration, data retrieval, and equipment upgrades. No permanent structures or utility connections are required at this time.

**TERMS AND CONDITIONS**

The proposed license agreement will be issued at zero rent for an initial five (5) year term, retroactively effective on April 8, 2024. Either party may terminate the agreement with thirty (30) days' written notice.

A complete set of terms and conditions are outlined on the attached term sheet.

**COMMUNITY BENEFIT**

The City Administrative Office (CAO) completed the attached Community Benefit Analysis (CBA) which supports the recommendation for approval of the proposed terms and conditions.

**MAINTENANCE/UTILITIES/LANDSCAPING**

The RWS is powered by a solar panel and does not require City-provided utilities. The NWS will assume full responsibility for all costs associated with the installation, operation, maintenance, repair, and replacement of its equipment.

No additional custodial, landscaping, or security services are required from the City as a result of this license.

**FISCAL IMPACT**

There is no anticipated impact on the General Fund as the license agreement contains zero rent.

**RECOMMENDATION**

That the Los Angeles City Council, subject to the approval of the Mayor:

1. FIND, pursuant to Los Angeles City Charter Section 371(e)(10) and Administrative Code Section 10.15(a)(10), that the use of competitive bidding would be undesirable and impractical for this agreement, as the National Weather Service is a federal agency uniquely qualified to install, operate, and maintain meteorological monitoring equipment for public safety and weather forecasting purposes.
2. AUTHORIZE the Department of General Services to negotiate and execute a no-cost license agreement with the National Weather Service for the use of a portion of the City-owned property located at 1700 Stadium Way, Los Angeles, CA 90012, under the terms and conditions substantially outlined in this report.



Tony M. Royster  
General Manager

Attachment: Term Sheet  
CBA  
Site Map

## LEASING TERM SHEET

DATE	February 26, 2026
LANDLORD	City of Los Angeles
ADDRESS	200 N. Main St., Los Angeles, CA 90012
TENANT	National Weather Service
ADDRESS	1325 East West Highway, Silver Spring, MD 20910
LOCATION	1700 Stadium Way, Los Angeles, CA 90012 (portion adjacent to the parking lot).
AGREEMENT TYPE	License Agreement
USE	Weather monitoring and data collection
SQUARE FEET	Approximately 100 square feet
TERM	5 (five) years upon City Clerk Attestation
EARLY POSSESSION	N/A
RENT START DATE	N/A
LEASE START DATE	April 8, 2024
OPTION TERM	No options to extend
HOLDOVER	None
SUBLET/ ASSIGNMENT	No right to sublease/assign
TERMINATION	30 (thirty) days' written notice by either party
RENTAL RATE	\$0 per month
ESCALATION	None
RENTAL ABATEMENT	N/A

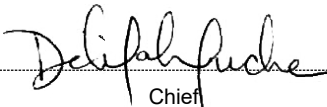

ADDITIONAL RENT	N/A
PROPERTY TAX	Licensee may be subject to possessory tax
OPEX	N/A
CAM	N/A
OTHER	N/A
SECURITY DEPOSIT	\$0.00
MAINTENANCE/ REPAIR/UTILITIES	The weather station is currently powered by solar energy. In the event that utilities are required to power the weather station, the Licensee shall be financially responsible for all associated Licensee improvements, maintenance, utilities, custodial, and landscaping costs.
TENANT IMPROVEMENTS	Any repairs, alterations or other improvements required from the specific use of their portion of the premises shall be performed by the Licensee at their sole cost and expense. City Approval is required for any alterations or improvements.
PARKING	None
CUSTODIAL	All custodial services shall be paid and assumed by the Licensee.
SECURITY	Licensee See below "other"
PROP 13 PROTECTION	City is exempt
INSURANCE (City)	Licensee shall indemnify and hold harmless the City
OTHER:	Licensee to provide security at its own cost if needed.
PRINT:	Deacon Smith - Electronic Systems Analyst

**Report from  
OFFICE OF THE CITY ADMINISTRATIVE OFFICER  
Community Benefits Analysis for Proposed Non-Profit Lease**

<b>I. Proposed Lease Terms and Conditions</b>	
Facility Location:	1700 Stadium Way, Los Angeles, CA 90012 (A Portion of the Parking Lot) in Council District 1
Lessee:	National Weather Service (NWS)
Council File Reference:	Los Angeles Fire Department memo was sent to the Office of the City Administrative Officer on June 25, 2024.
Space Assignment:	Approximately 100 square feet (APN# 5415-01-4900)
Term and Renewal Option:	Five-year term commencing upon execution, with no options to extend.
Market Rate:	\$20.09 per square foot or \$24,108.00 annually
Proposed Rental Rate:	\$0.00 during the initial term, and rates are subject to re-negotiation at the discretion of the City.
Tenant Improvements, Maintenance, Utilities, Security, and Custodial Costs:	Lessee shall be financially responsible for tenant improvements, maintenance, utilities, security, and custodial services.
<b>II. History and Current Services</b>	
Mission:	The mission of the NWS is to provide weather, water, and climate data, forecasts, warnings, and impact-based decision support services to protect life and property and to enhance the national economy.
Vision:	The NWS envisions a Weather-Ready Nation, where society is prepared and responsive to weather, water and climate-dependent events.
Background / History:	The NWS was officially established as the United States Weather Bureau in 1891. In 1970, the agency adopted its current name, the National Weather Service.
Current Services:	NWS's current services include: <ul style="list-style-type: none"> <li>• Short-range forecasts</li> <li>• Medium-range forecasts</li> <li>• Quantitative precipitation forecasts</li> <li>• Current conditions</li> </ul>

**Report from  
OFFICE OF THE CITY ADMINISTRATIVE OFFICER  
Community Benefits Analysis for Proposed Non-Profit Lease**

<b>III. Community Benefits Analysis</b>													
Value of Direct Services:	<p>A. <u>Value of Dedicated Staff</u>: \$325,000</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Staff (40 hours a week)</th> <th style="text-align: right;">Annual Salary</th> </tr> </thead> <tbody> <tr> <td>Management</td> <td style="text-align: right;">\$195,000.00</td> </tr> <tr> <td>Meteorologist</td> <td style="text-align: right;">130,000.00</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$325,000.00</td> </tr> </tbody> </table> <p>B. <u>Value of Services to Participants</u>: \$0</p> <p>The equipment installed will provide increased weather forecast accuracy and warnings. This site also allows the continuance of critical weather observations that have been occurring since the 1880's.</p>	Staff (40 hours a week)	Annual Salary	Management	\$195,000.00	Meteorologist	130,000.00	Total	\$325,000.00				
Staff (40 hours a week)	Annual Salary												
Management	\$195,000.00												
Meteorologist	130,000.00												
Total	\$325,000.00												
Value of Operational Budget:	<p>C. <u>Value of Operational Budget</u>: \$5,796.00</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Service</th> <th style="text-align: left;">Rate</th> <th style="text-align: right;">Annual Value</th> </tr> </thead> <tbody> <tr> <td>Vehicle Lease</td> <td>\$400 per month</td> <td style="text-align: right;">\$4,800.00</td> </tr> <tr> <td>Fuel</td> <td>\$83 per month</td> <td style="text-align: right;">996.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td style="text-align: right;">\$5,796.00</td> </tr> </tbody> </table>	Service	Rate	Annual Value	Vehicle Lease	\$400 per month	\$4,800.00	Fuel	\$83 per month	996.00	Total		\$5,796.00
Service	Rate	Annual Value											
Vehicle Lease	\$400 per month	\$4,800.00											
Fuel	\$83 per month	996.00											
Total		\$5,796.00											
Additional Offsets / In-Kind Services:	D. <u>Value of Additional Offsets</u> : \$0.00												
Total Community Benefits:	<b><u>\$330,796.00</u></b> annually (=A+B+C+D above)												
Market Value for Leased Space:	<b><u>\$24,108.00</u></b> annually												
Benefits Finding and Recommended Action:	<p>Community benefits estimated at <b><u>\$330,796.00</u></b> annually exceed the annual market value of <b><u>\$24,108.00</u></b> for the leased space by <b><u>\$306,688.00</u></b>.</p> <p>Approval of the proposed lease terms is recommended on the basis that the value of the community benefits exceeds the market value of the leased space.</p>												

0220-05479-0071	Aira Wada	 Chief	 Assistant CAO
Work Assignment Number	Analyst		

YC:AW:05260055

Release Date: 12-15-25

# National Weather Service

LAFD Frank Hotchkin Memorial Training Station  
1700 Stadium Way  
Los Angeles, CA 90012

Remote Weather Station (RWS)  
Ungraded dirt area in the southeast section  
of parking lot 10x10 area

