0150-13273-0000

TRANSMITTAL

TO	DATE	COUNCIL FILE NO.
The City Council	11-13-26	-
FROM		COUNCIL DISTRICT
Municipal Facilities Committee		11

At its meeting held on November 12, 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 recommendation would authorize GSD to negotiate and execute a no-cost license agreement with Palisades Village Co., LLC, to allow the Los Angeles Police Department (LAPD) to install and operate drone-related equipment on the rooftop at 15279 Sunset Boulevard, in Council District 11. The term of the license agreement is five years, with one five-year option to extend.

Fiscal Impact: There is no General Fund impact as this is a no-cost license agreement. All maintenance and operational equipment costs are budgeted in LAPD's Fiscal Year 2026-27 operational budget. The landlord will be financially responsible for all electrical infrastructure costs.

Edwin Lipsett for

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

MWS:ACG:05270036
CAO 649-d

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

November 12, 2026

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

Attention: Armando Bencomo, Legislative Assistant

REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A ROOFTOP LICENSE AGREEMENT WITH PALISADES VILLAGE CO, LLC 15279 SUNSET BOULEVARD, LOS ANGELES, CA 90272

The Department of General Services (GSD) requests authority to negotiate and execute a no-cost, revocable rooftop license agreement between the City of Los Angeles (Licensee) and Palisades Village Co, LLC (Licensor) for approximately 300 square feet of rooftop space at 15279 Sunset Boulevard, Pacific Palisades, CA 90272, in Council District 11, to support Los Angeles Police Department (LAPD) drone operations.

BACKGROUND

The Los Angeles Police Department (LAPD), through its Innovation Management Section (IMS) within the Information Technology Bureau, is responsible for the deployment and oversight of emerging public safety technologies, including its Unmanned Aircraft Systems (UAS) program. LAPD's drone program, initially approved by the Los Angeles Police Commission in 2017, operates under strict policy guidelines and oversight requirements to support critical incident response, disaster operations, and officer safety initiatives.

As part of its ongoing Drone as First Responder (DFR) operations, LAPD is requesting authorization to utilize approximately 300 square feet of rooftop space at Palisades Village for the installation of drone-related equipment. The proposed use would support rapid deployment capabilities for high-priority calls for service within the surrounding service area. The equipment footprint is limited in scope and is intended solely to house drone launch, landing, and related communications equipment necessary for operational readiness.
The rooftop location provides a strategically elevated and centralized position that enhances line-of-sight operations and response times while minimizing ground-level

impact. No public access to the equipment area is anticipated, and installation would be designed to comply with structural, safety, and building code requirements, subject to landlord approval and applicable permitting.

The request supports LAPD's continued efforts to improve real-time situational awareness, officer safety, and emergency response efficiency while maintaining compliance with Police Commission policies, data governance standards, and City oversight requirements.

TERMS AND CONDITIONS

The proposed agreement provides approximately 300 square feet of rooftop space for the installation, operation, maintenance, repair, replacement, and removal of unmanned aircraft systems (UAS), including drones, docking stations, charging equipment, communications systems, and related equipment for authorized LAPD law enforcement and public safety operations. No rental consideration or security deposit is required. Subletting or assignment is prohibited without the Licensor's written consent.

The initial license term shall be five (5) years commencing upon City Clerk attestation, with one (1) additional five (5) year option to extend, as provided in the negotiated term sheet. The license is revocable and may be terminated by either party upon sixty (60) days' written notice or upon default.

Palisades Village Co, LLC (Caruso), at its sole cost and expense, shall design, permit, provide, and install all electrical infrastructure, connections, wiring, conduits, outlets, and related improvements required for the initial connection and operation of LAPD's drone docking equipment. All such work shall be performed by the Licensor or its authorized contractors in compliance with applicable codes and building requirements. Neither the City nor LAPD shall perform, fund, or reimburse the Licensor for the initial electrical work, whether as Additional Rent or otherwise. Future City-requested electrical modifications beyond the initial installation shall require separate prior written approval of the scope and costs.

The City shall obtain permits and regulatory approvals applicable to its drone equipment and operations and comply with applicable laws and reasonable rooftop access and safety procedures. The Licensor shall obtain permits and ensure code compliance for its required electrical work. The City may install, maintain, repair, replace, modify, and remove its drone equipment without prior Licensor approval so long as such activities do not materially affect structural integrity or waterproofing. Structural penetrations or material rooftop alterations require the Licensor's prior written approval, which shall not be unreasonably withheld, conditioned, or delayed.

If LAPD requests services, modifications, improvements, repairs, maintenance, or other work beyond the Licensor's obligations, the City shall reimburse only actual and reasonable costs approved in advance in writing by a duly authorized City representative. The Licensor must first submit a written scope and itemized estimate and, following completion, an itemized invoice with supporting documentation. Reimbursement is subject to City contracting, purchasing, payment, and appropriation requirements. LAPD staff requests alone do not authorize payment absent delegated authority. No unapproved

fees, markups, initial electrical installation costs, or electricity consumption charges shall be payable.

Upon expiration or termination of the license, the City shall remove its drone docking equipment unless otherwise agreed in writing. The City shall not be required to restore the entire rooftop to its original condition and shall not be responsible for ordinary wear and tear, preexisting conditions, deterioration, or damage attributable to the Licensor or third parties.

The Licensor shall not relocate, remove, disconnect, or otherwise interfere with the City's drone docking equipment without the City's prior written approval, except in an emergency presenting an imminent threat to life or property. Any relocation requested by the Licensor shall be subject to LAPD operational and technical requirements and undertaken at the Licensor's sole cost, including necessary electrical, communications, and related infrastructure modifications, with coordination to minimize interruption to LAPD operations.

A complete set of negotiated terms and conditions is outlined in the attached term sheet.

MAINTENANCE/UTILITIES/LANDSCAPING

The City, through LAPD, shall be responsible solely for the maintenance, repair, and replacement of its drone docking equipment and associated City-installed components, excluding electrical infrastructure installed by the Licensor. The Licensor shall remain responsible, at its sole cost, for maintenance, repair, and replacement of the roof, roofing membrane, waterproofing, structural components, electrical infrastructure, and other Licensor-owned building systems.

All electricity required for LAPD's drone docking equipment shall be supplied through the Licensor's existing building house electrical meter. The Licensor shall pay for electrical consumption; the City shall not be required to establish a separate meter or utility account or reimburse electrical usage. The Licensor shall also provide and install the initial electrical feeds and related infrastructure 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 drone equipment.

FISCAL IMPACT

There is no impact to the General Fund, as this is a no-cost license agreement. All costs related to the maintenance, and operation of the drone equipment will be covered by LAPD through its existing budget. Ongoing maintenance is managed by the LAPD's Innovation Management Section 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, revocable rooftop license agreement with Palisades Village Co, LLC for approximately 300 square feet of rooftop space at 15279 Sunset Boulevard, Pacific Palisades, CA 90272, for LAPD unmanned aircraft systems operations, substantially in accordance with the terms and conditions outlined in this report and the attached executed term sheet, including the Licensor's responsibility for initial electrical infrastructure and ongoing electrical service at no cost to the City.

Tony M. Royster
General Manager

Attachments: Term Sheet
Site Map

LEASING TERM SHEET

MFC DATE	November 12, 2026
LANDLORD	Palisades Village Co, LLC
ADDRESS	15279 Sunset Boulevard, Pacific Palisades, CA 90272
TENANT	City of Los Angeles - GSD
ADDRESS	111 E. 1st Street, Room 201, Los Angeles, CA 90012
LOCATION	Rooftop of Palisades Village, 15279 Sunset Blvd, Pacific Palisades, CA 90272
AGREEMENT TYPE	License
USE	The installation, operation, maintenance, repair, replacement, and removal of unmanned aircraft systems (UAS), including drones, docking stations, charging equipment, communications systems, and related equipment, for authorized Los Angeles Police Department (LAPD) law enforcement and public safety operations, including remote deployment, monitoring, and other related activities.
SQUARE FEET	Approximately 300 SF of rooftop space
TERM	Initial 5 years from City Clerk attestation
EARLY POSSESSION	N/A
RENT START DATE	N/A
LICENSE START DATE	Upon City Clerk Attestation
RENTAL RATE	$0.00
ESCALATION	N/A
HOLDOVER	N/A
SUBLET/ ASSIGNMENT	Not allowed without Landlord's written consent
TERMINATION	60 days written notice by either party or default
RENEWAL OPTION	One (1) five (5) year option to extend

OPTION RENT	N/A
RENTAL ABATEMENT	N/A
ADDITIONAL RENT	In the event the City, through the Los Angeles Police Department (LAPD), requests that Landlord perform or arrange for additional services, improvements, modifications, repairs, maintenance, or other work in connection with the City's use of the Premises, which are not otherwise required of Landlord under this Agreement, the City ***shall*** reimburse Landlord for the actual and reasonable costs incurred as Additional Rent, subject to the City's prior written approval of the scope of work and associated costs. Prior to commencing any reimbursable work, Landlord shall provide the City with a written description of the proposed work and an itemized cost estimate for review and approval. Upon completion of the authorized work or services, Landlord shall submit an itemized invoice with reasonable supporting documentation. Payment shall be made in accordance with the City's applicable payment procedures and subject to the availability of appropriated funds. No work or services shall be reimbursable as Additional Rent unless expressly authorized in advance, in writing, by a duly authorized representative of the City of Los Angeles, in accordance with applicable City contracting, purchasing, and appropriation requirements. Requests or communications from LAPD personnel shall not independently constitute authorization for payment unless such personnel have been expressly delegated the requisite authority. No additional charges, administrative fees, or markups shall be payable unless expressly authorized in writing by the City. Nothing herein shall obligate the City to reimburse Landlord for any work, services, or improvements otherwise required to be provided by Landlord at its sole cost and expense under this Agreement.
LATE FEE	N/A
PROPERTY TAX	N/A
PROPERTY INS.	City is self-insured.
OPEX - CAM	N/A
OTHER	Electrical Installation and Responsibility Landlord (Caruso), at its sole cost and expense, shall be responsible for providing and installing all electrical infrastructure, connections, wiring, conduits, outlets, and related improvements necessary to supply electrical power to the City's drone docking equipment within the Licensed Space. All such electrical work shall be performed by Landlord or its authorized contractors in compliance with applicable codes, permits, and building requirements.

	Neither the City of Los Angeles nor the Los Angeles Police Department (LAPD) shall be responsible for any costs associated with the design, permitting, installation, construction, or initial connection of the electrical infrastructure required to support the drone docking equipment. Landlord shall not seek reimbursement from the City for such work, whether as Additional Rent or otherwise. Any future electrical modifications or additional improvements requested by the City beyond the initial installation shall require separate written approval by the City, including agreement on the scope of work and associated costs, prior to commencement.
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR	The City shall be responsible for the maintenance and repair of its drone docking equipment only, subject to the responsibilities and limitations set forth in the Maintenance/Repair Details section of this Agreement.
MAINTENANCE/ REPAIR DETAILS	The City shall be responsible solely for the maintenance, repair, and replacement of its drone docking equipment and associated components installed by or on behalf of the City within the Licensed Space, excluding any electrical infrastructure or improvements installed by Landlord. All work performed by or on behalf of the City shall comply with applicable laws and Landlord's reasonable rooftop access and safety procedures. Landlord may monitor such activities for compliance, provided such monitoring does not unreasonably interfere with the City's authorized operations. Landlord shall remain solely responsible, at its own cost and expense, for the maintenance, repair, and replacement of the roof, roofing membrane, waterproofing systems, structural components, electrical infrastructure, and all other Landlord-owned building systems, including electrical improvements installed by Landlord to support the drone docking equipment. The City shall not be responsible for damage to the rooftop, Licensed Space, or Landlord-owned building systems, except to the extent such physical damage is directly caused by the negligence or willful misconduct of the City or its authorized contractors. The City shall have no responsibility for ordinary wear and tear, preexisting conditions, deterioration, or damage caused by Landlord or third parties. Upon expiration or termination of this Agreement, the City shall remove its drone docking equipment, unless otherwise agreed in writing. The City shall be responsible only for repairing physical damage to the rooftop directly caused by the City's negligent removal of such equipment, excluding ordinary wear and tear, preexisting conditions, and damage attributable to Landlord or third parties. Any additional services, repairs, or improvements requested by the City and performed by Landlord shall be subject to the Additional Rent provisions of this Agreement, including the City's prior written approval of the scope of work and associated costs.

TENANT IMPROVEMENTS	The City may install, maintain, repair, replace, modify, and remove its drone docking equipment and associated components within the Licensed Space without Landlord's prior approval, provided such activities do not materially affect the structural integrity or waterproofing of the building. Any structural penetrations or material alterations to the roof shall require Landlord's prior written approval, which shall not be unreasonably withheld, conditioned, or delayed. Landlord shall cooperate with the City in facilitating any necessary approvals and access. All electrical infrastructure and related improvements required for the initial installation and operation of the drone docking equipment shall be provided and installed by Landlord at its sole cost and expense, as otherwise provided in this Agreement. Such work shall not constitute a City-funded tenant improvement or be reimbursable as Additional Rent.
PARKING	N/A
UTILITIES	Electrical Service All electrical power required for the operation of the City's drone docking equipment shall be supplied through Landlord's (Caruso's) existing building house electrical meter. Landlord shall be responsible for the electrical utility service associated with the drone docking equipment, and neither the City of Los Angeles nor the Los Angeles Police Department (LAPD) shall be required to establish a separate electrical meter or utility account or reimburse Landlord for electrical consumption, whether as Additional Rent or otherwise.
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. City shall indemnify, defend and hold harmless Licensor, and the members comprising Licensor, Licensor's affiliates and their respective officers, directors, members, managers, partners, agents, and employees, and any entities Licensor is obligated to indemnify or include as an additional insured by virtue of any other agreements applicable to this shopping center (hereinafter collectively referred to in this paragraph as "Indemnified Parties"), from and against any and all liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and causes of action resulting from, arising directly or indirectly out of or alleged to result from, arise out of or relate to, wholly or in part, (a) City's use or occupancy of the licensed premises, but excluding claims arising from conditions of the shopping center not caused by or under the control of City, (b) any of City's activities at the shopping center related to this

License Agreement, (c) City's failure to comply with the License Agreement, (d) any breach or alleged breach of City's obligations hereunder, (e) any representation, warranty or agreement made by City hereunder, or (f) by any other act or omission of City, its officers, agents, contractors, employees or subcontractors, including without limitation, City's failure to comply with applicable laws, in each case unless due to the negligence or willful misconduct of an indemnified party. City waives all claims against the indemnified parties except to the extent caused by their negligence or willful misconduct for injury to persons, damage to property or to any other interests of City sustained by City or any person claiming through City resulting from any occurrence in or upon the licensed premises. It is understood that all persons and property brought, invited or permitted upon the licensed premises or the shopping center by City in connection to this License Agreement herewith shall be at the sole risk of City. City's duty to defend shall apply only to claims subject to indemnification under this section. Nothing in this Agreement is intended to waive any immunities or limitations on liability available to City under California law, including but not limited to the California Government Claims Act. City's indemnity obligations shall be limited to the proportionate share of liability attributable to City's negligent acts or omissions.

OTHER:

The City accepts the Licensed Space in its existing "as-is" condition, provided that Landlord remains responsible for the electrical infrastructure and building systems as otherwise specified in this Agreement.

Landlord shall not relocate, remove, disconnect, or otherwise interfere with the City's drone docking equipment without the City's prior written approval, except in the event of an emergency presenting an imminent threat to life or property.

Any relocation requested by Landlord shall be subject to LAPD's operational and technical requirements and shall be performed at Landlord's sole cost and expense, including all necessary electrical, communications, and related infrastructure modifications. Landlord shall coordinate any approved relocation with the City to minimize interruption to LAPD operations.

Landlord makes no warranties regarding the performance of the City's drone equipment or signal clarity.

PRINT: Beaujon Hutter

SIGNATURE:

LAPD Drone Docking Station

Rooftop License Agreement
Drone Docking Equipment Station
Palisades Village
15279 Sunset Boulevard, Pacific Palisades, CA 90272

Premises: Approx 300 SF

