

Los Angeles City Council, Journal/Council Proceeding

Friday, December 6, 2024

JOHN FERRARO COUNCIL CHAMBER ROOM 340, CITY HALL 200 NORTH SPRING STREET, LOS ANGELES, CA 90012 - 10:00 AM

(For further details see Official Council Files)

(For communications referred by the President see Referral Memorandum)

Roll Call

Members Present: Blumenfield, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Soto-Martínez, Yaroslavsky (12); Absent: de Leon, Raman, Rodriguez (3)

Approval of the Minutes

Commendatory Resolutions, Introductions and Presentations

Multiple Agenda Item Comment

Public Testimony of Non-agenda Items Within Jurisdiction of Council

Items Noticed for Public Hearing - PUBLIC HEARING CLOSED

(1) **24-0160-S75**
CD 8

CONTINUED CONSIDERATION OF HEARING PROTEST, APPEALS OR OBJECTIONS to the Los Angeles Department of Building and Safety report and confirmation of lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to Los Angeles Municipal Code (LAMC) and/or Los Angeles Administrative Code (LAAC), for the property located at 237 West 88th Place.

Recommendation for Council action:

HEAR PROTEST, APPEALS OR OBJECTIONS relative to proposed lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to LAMC and/or LAAC, and CONFIRM said lien for the property located at 237 West 88th Place. (Lien: \$2,340.00)

(Continued from Council meeting of October 8, 2024)

Adopted Motion (Harris-Dawson – Price) to confirm the lien - SEE ATTACHED
Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (13); Nays: (0); Absent: Krekorian, Raman (2)

Items for which Public Hearings Have Been Held

(2) **24-1177**
CD 15

TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to requesting a verbal report from the University of California, Los Angeles (UCLA) Labor Center on the 2024 report titled “Automation and the Future of Dockwork at the San Pedro Bay Port Complex”.

Recommendation for Council action, pursuant to Motion (McOsker - Yaroslavsky):

REQUEST that the UCLA Labor Center provide a verbal report to the Trade, Travel and Tourism Committee relative to the 2024 report titled “Automation and the Future of Dockwork at the San Pedro Bay Port Complex”.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:
Wilmington Neighborhood Council

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Krekorian, Lee, McOsker, Padilla, Park, Price Jr., Soto-Martínez, Yaroslavsky (12); Nays: (0); Absent: de León, Raman, Rodriguez (3)

Items for which Public Hearings Have Not Been Held - (10 Votes Required for Consideration)

(3) **24-1100**

COMMUNICATIONS TO BE SUBMITTED FROM THE CITY CLERK and RESOLUTIONS relative to declaring the certified results of the City of Los Angeles General Municipal Election and Special Elections held on Tuesday, November 5, 2024.

Recommendations for Council action:

1. ADOPT the RESOLUTIONS declaring the results of the City of Los Angeles General Municipal Election and Special Elections held on November 5, 2024, for the offices of Member of the City Council, the offices of Member of the Board of Education, and six ballot measures.
2. INSTRUCT the City Clerk to forward copies to the Los Angeles County Registrar-Recorder/ County Clerk and the Los Angeles Unified School District.

Community Impact Statement: None submitted

**Adopted City Clerk Report and Resolutions Forthwith
Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (13); Nays: (0); Absent: Krekorian, Raman (2)**

Items Called Special

Motions for Posting and Referral - SEE ATTACHED

Council Members' Requests for Excuse from Attendance at Council Meetings

Adjourning Motions - SEE ATTACHED

Council Adjournment

CONTINUED FROM COUNCIL MEETING OF DECEMBER 4, 2024

ENDING ROLL CALL

de León, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (12); Absent: Blumenfield, Raman, Krekorian (3)

Whereupon the Council did adjourn.

ATTEST: Holly L. Wolcott, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL

MOTION

I HEREBY MOVE that Council ADOPT the recommendation of the Los Angeles Department of Building and Safety to confirm the lien in the amount of \$2,340.00 for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to Los Angeles Municipal Code and/or Los Angeles Administrative Code, for the property located at 237 West 88th Place in Council District 8, Item 1 on today's Council Agenda, Council file No. 24-0160-S75.

PRESENTED BY _____
MARQUEECE HARRIS-DAWSON
Councilmember, 8th District

SECONDED BY _____
CURREN D. PRICE
Councilmember, 9th District

December 6, 2024

CF 24-0160-S75

ADJOURNING MOTIONS


MOVED BY	SECONDED BY	NAME
Yaroslavsky – All Councilmembers	All Councilmembers	Adrienne Omansky

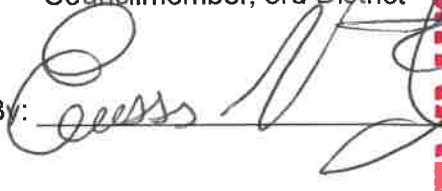
TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#51

MOTION

I MOVE that \$438 be transferred / appropriated from the General City Purposes Fund No. 100-56, Account No. 0703 (CD-03 Community Services), to the General Services Fund No. 100-40, Account No. 1070 (Salaries-As Needed), for services in connection with Council District 3's special recognition of Mothers Against Drunk Driving on December 13, 2024, including the Illumination of City Hall.

Presented By: 
BOB BLUMENFIELD
Councilmember, 3rd District

Seconded By: 

ORIGINAL



DEC 06 2024

CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

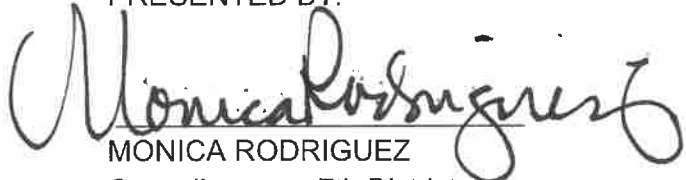
#52

MOTION

I MOVE that \$90,458.06 in the Council District 7 portion of the General City Purposes Fund No. 100-56, Account No. 281207 (Council Projects) be transferred / appropriated to the Recreation and Parks Fund 302-89, Account TBD (to be determined) with account to be entitled "Hansen Dam Pedal Boat Operations" for the Hansen Dam Paddle Boat Project in Council District 7.

I FURTHER MOVE that the Department of Recreation and Parks be authorized to make any corrections, clarifications or revisions to the above fund transfer instructions, including any new instructions, in order to effectuate the intent of this Motion, and including any corrections and changes to fund or account numbers; said corrections / clarifications / changes may be made orally, electronically or by any other means.

PRESENTED BY:





MONICA RODRIGUEZ
Councilwoman, 7th District

SECONDED BY:



ORIGINAL



FEB 06 2024

RESOLUTION

WHEREAS, §41.18 of the Municipal Code provides that the Council by Resolution may designate specified areas for enforcement against sitting, lying, sleeping, or storing, using, maintaining, or placing personal property, or otherwise obstructing the public right-of-way, in order for a person to be found in violation of any of these prohibited behaviors; and

WHEREAS, the below listed locations are experiencing a need for enforcement against the above listed prohibitions; and

WHEREAS, the Council hereby finds that the public health, safety, or welfare is served by the prohibition, and further finds that sleeping or lodging within the stated proximity to the designated area(s) is unhealthy, unsafe, or incompatible with safe passage; and

WHEREAS, the Office of Council District 3 has submitted / posted to the File relevant documentation, as further detailed in the Code, that the circumstances at these locations pose a particular and ongoing threat to public health or safety;

NOW, THEREFORE, BE IT RESOLVED, pursuant to §41.18 (c) of the Los Angeles Municipal Code that the Council hereby designates the following locations for enforcement against sitting, lying, sleeping, or storing, using, maintaining, or placing personal property, or otherwise obstructing the public right-of-way, up to the maximum distance and effective for the maximum period of time prescribed, and as further detailed in the Code;

1. Intersection of De Soto Ave and Deering Circle – Public Safety
2. Intersection of Deering Circle and Independence Ave – Public Safety

BE IT FURTHER RESOLVED that the City Department(s) with jurisdiction over the identified locations are hereby directed and authorized to post appropriate notices of the above prohibitions at these locations, and to begin enforcement upon the expiration of any required posting period.

PRESENTED BY:


BOB BLUMENEELD
Councilmember, 3rd District

SECONDED BY:



ORIGINAL

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED #54

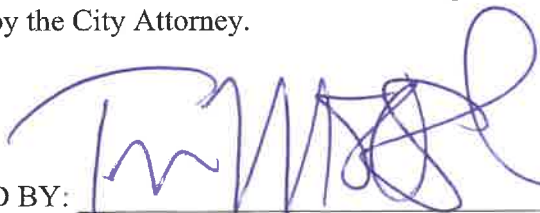
MOTION


On October 9, 2018, the Council approved a Community Benefits Agreement (C-132438) with the Tesoro Refining & Marketing Company (Tesoro) which was integrating its oil refineries in Wilmington and the City of Carson (C.F. 18-0926). Under the Community Benefits Agreement, Tesoro agreed to make seven payments totaling \$9 million in order to support the wellbeing of Council District 15 residents and improve the environment in the area, and the City agreed to not pursue litigation against Tesoro related to implementation and development of the refinery integration project.

The City and Tesoro are now seeking to provide community benefit programs, improvements, and services to affected residents through the work of the California Community Foundation and the One Five Foundation. In order to allow for the final payment of \$750,000 to be provided to the California Community Foundation rather than the City, Tesoro and the City have negotiated the attached Mutual Termination Agreement, which will terminate the Community Benefits Agreement on the condition that Tesoro provide the final community funding payment of \$750,000 to the California Community Foundation for community benefit work and services in Council District 15.

I THEREFORE MOVE that the City Council:

1. Approve the attached Mutual Termination Agreement between the City of Los Angeles and Tesoro Refining & Marketing Company LLC (Tesoro), which will terminate the Community Benefits Agreement (C-132438) on condition that Tesoro makes a one-time payment of \$750,000 to the California Community Foundation.
2. Authorize Council District 15 to execute the attached Mutual Termination Agreement, subject to approval as to form and legality by the City Attorney.

PRESENTED BY: 
 TLM McOSKER
 Councilmember, 15th District

SECONDED BY: 

ORIGINAL

majs


 DEC 06 2024

MUTUAL TERMINATION AGREEMENT

THIS MUTUAL TERMINATION AGREEMENT (this “Mutual Termination Agreement”) is entered into as of December 6, 2024 (the “Effective Date”) by and between Tesoro Refining & Marketing Tesoro LLC, a Delaware limited liability company, authorized and doing business in California (“Tesoro”) and the City of Los Angeles California, a charter city and municipal corporation (“City”). Tesoro and City may be referred to in this Termination Agreement, individually or collectively, as “Party” or “Parties” as appropriate.

WHEREAS, Tesoro and City entered into that certain Community Benefits Agreement, City Contract No. C-132438, between Tesoro and the City on or about September 27, 2018, as may have been amended (the “LA Community Benefits Agreement”); and

WHEREAS, despite any differing terms in the LA Community Benefits Agreement, Tesoro and City mutually desire to terminate the LA Community Benefits Agreement subject to the terms of this Mutual Termination Agreement; and

WHEREAS, the parties agree that the final remaining Tesoro community funding payment (Milestone 6 payment) under the LA Community Benefits Agreement will provide community benefit programs, improvement projects, and services benefiting the communities in Council District 15 through the work of the California Community Foundation and the One Five Foundation.

NOW, THEREFORE, for and in consideration of the mutual covenants, agreements, terms and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tesoro and City agree as follows:

1. Capitalized terms not defined in this Mutual Termination Agreement will have the meanings given to them in the LA Community Benefits Agreement.

2. Subject to satisfaction of the conditions precedent to termination set out in Section 3 below, the LA Community Benefits Agreement is hereby terminated on December 20, 2024 or, if later, the date the conditions precedent in Section 3 (a) and Section 3 (b) are met (the “Termination Date”) and will be of no further force or effect thereafter.

3. As conditions precedent to the effectiveness of the termination of the LA Community Benefits Agreement, each of the following conditions shall be met:

(a) Tesoro will make a one-time payment of Seven Hundred Fifty Thousand Dollars and no/100’s (US) to the California Community Foundation (“Organization”) within 30 days of the Effective Date of this Mutual Termination Agreement;

(b) The Organization will appoint an employee of Tesoro to the board of the One Five Foundation; and

4. The City will cooperate with the Organization to support Tesoro in Tesoro’s efforts to fund certain philanthropic endeavors such as Work Force Development, Sustainability and Thriving Communities (education, essential services, economic vitality, infrastructure, food insecurity, emergency preparedness) through the One Five Foundation.

5. The Parties waive any termination notice and notice period requirements in the LA Community Benefits Agreement and neither Party will incur any penalty, fee or cost for the early termination of the LA Community Benefits Agreement.

6. The Parties are not waiving any right, duty or obligation under the LA Community Benefits Agreement arising prior to the Termination Date.

7. Release. Except with respect to the obligations created by, acknowledged, or arising from this Mutual Termination Agreement, each of the Parties hereto, on behalf of themselves, and their respective officials, attorneys, agents, representatives, employees, successors, board members, assigns, partners, managers, brokers,

Form Revised: 07/17/2020

officers, directors, shareholders, insurers, sureties and persons and entities holding beneficial interests, does hereby release and absolutely and forever discharge the other Party and each of the other Party's successors, servants, board members, agents, employees, heirs, assigns, partners, managers, brokers, officers, directors, shareholders, insurers, sureties and persons and entities holding beneficial interests from any and all claims, demands and causes of action, whether or not now known, suspected or claimed, which any of the Parties ever had, now has, claims to have had, or may have had against any Party relating to or arising from the LA Community Benefits Agreement. No claim for breach of this Mutual Termination Agreement is waived by either Party.

8. Indemnity. From and after the Termination Date, Tesoro agrees to indemnify, protect, defend, and hold harmless City, and its respective officials, officers, employees, agents, elected boards, commissions, departments, agencies, and instrumentalities thereof, from any and all actions, suits, claims, demands, writs of mandamus, liabilities, losses, damages, penalties, obligations, expenses, and any other actions or proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to, arbitrations, mediations, and other such procedures) asserted by third parties against City that may arise from this Mutual Termination Agreement (herein the "Claims and Liabilities"), whether such Claims and Liabilities arise out of or under planning and zoning laws, the Subdivision Map Act, Code of Civil Procedure section 1085 or 1094.5, or any other federal, state, or local statute, law, ordinance, rule, regulation, or any decision of a competent jurisdiction. Nothing herein is intended to require Tesoro to indemnify, protect, defend or hold City harmless for the acts of City's officers, employees, agents, contractors, or subcontractors.

9. Covenant Not to Sue. From and after the Effective Date, in consideration of the promises set forth in this Mutual Termination Agreement, City and its officials, attorneys, agents, representatives, employees, officers, directors, predecessors -in -interest, successors -in -interest and assigns (collectively, " City Related Parties") hereby covenant not to file, fund or otherwise voluntarily assist any third party: (1) in filing any litigation, challenge, or appeal, or (2) pursuing any claim, cause of action, or demand that arises out of or relates to the LA Community Benefits Agreement except with respect to any breach or default by Tesoro under this Mutual Termination Agreement. Nothing in this paragraph is intended to limit City Related Parties' right to participate in any electoral or other public proceeding.

10. Each person executing this Mutual Termination Agreement has full authority to do so and the City has or will take all appropriate action to authorize the person executing this Mutual Termination Agreement to do so.

11. Unless otherwise provided herein, the rights, duties and obligations in Section 7 – Release, Section 8 – Indemnity, and 9 – Covenant Not to Sue survive any expiration or termination of the LA Community Benefits Agreement and this Mutual Termination Agreement and will continue in full force and effect.

12. This Mutual Termination Agreement may be executed in counterparts and when so executed and delivered it will constitute one instrument legally binding upon the Parties hereto. Tesoro and City acknowledge that this Mutual Termination Agreement may be executed utilizing an electronic signature process. By signing electronically, the Parties further acknowledge that they each have read, understand and are bound to the terms and conditions hereof in the same manner as if the Parties had signed this Mutual Termination Agreement with handwritten original signatures.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto by their duly authorized representatives have executed this Mutual Termination Agreement as of the Effective Date.

TESORO:

TESORO REFINING & MARKETING COMPANY LLC

By: _____

Its: _____

Date: _____

CITY:

CITY OF LOS ANGELES

By: _____

Its: _____

Date: _____

ATTEST:

By: _____

Its: City Clerk

APPROVED AS TO FORM:

By: _____

Its: City Attorney

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

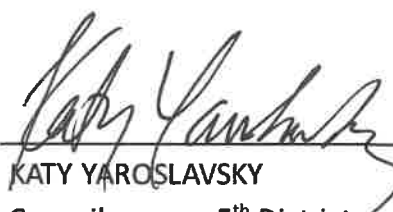
#55

MOTION

The Department of Public Works, through its Board of Commissioners, is requesting the use of the City Hall Tom Bradley Room for a holiday luncheon to be held on Wednesday, December 18th, 2024. The Department anticipates that approximately 65 participants will attend. No additional costs will be incurred to the City by the approval of this request. Action is needed to authorize the Department of Public Works to use the Bradley Tower, City Hall.

I THEREFORE MOVE, the Department of Public Works be authorized to use the City Hall Tom Bradley Room on Wednesday, December 18th, 2024, from 2pm - 5pm.

PRESENTED BY:


KATY YAROSLAVSKY
Councilwoman, 5th District

SECONDED BY:



ORIGINAL


DEC 16 2024

On Wednesday, March 29, 2023, 43-year-old Kishaundra Gatlin was found murdered inside of her residence located at 11705 South Figueroa Street, Los Angeles. There were no witnesses or suspects observed in the area during the time of the murder.

The person or persons responsible for this crime represent an ongoing threat to the safety of the people of Los Angeles; therefore, it is appropriate for the City of Los Angeles to offer a reward for the information leading to the identification, apprehension, and conviction of the person or persons responsible for the death of Kishaundra Gatlin.

I THEREFORE MOVE that by adoption of this Motion, the City Council provide an offer of reward for information leading to the identification, apprehension, and conviction of the person or persons responsible for the death of Kishaundra Gatlin discovered on March 29, 2023, and in support thereof, make the following findings pursuant to Division 19, Chapter 12, Article 1 of the Los Angeles Administrative Code:

1. That this murder was caused by the willful misconduct of one or more persons.
2. That this offer of reward is consistent with and taken for the immediate protection of the public peace, health and safety of local residents, as well as visitors to the City, and is consistent with the need to arrest and convict the person who, because of not being apprehended, could by their actions further terrorize and present a continuing and immediate menace to the rights of persons in the City.
3. That what happened to the victim is an especially disturbing crime and therefore, as a matter of public policy, the City hereby offers a reward as an added inducement for persons to come forward with information leading to the identification, apprehension, and conviction of the person or persons responsible for the death of Kishaundra Gatlin.
4. That the sum of \$50,000 shall be the aggregate maximum sum of any payment or payments of a City reward in this instance.
5. That the offer of reward shall be in effect for six months from the date of the advertisement of the reward by the City Clerk.

I FURTHER MOVE that the City Clerk be directed to cause notices and/or advertisements to be duly published according to the requirements of Division 19, Chapter 12, Article 1 of the Los Angeles Administrative Code, and to thereby cause the offer of reward to become effective.

PRESENTED BY:

TIM McOSKER
Councilmember, 15th District

SECONDED BY:

ORIGINAL

cf

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#57

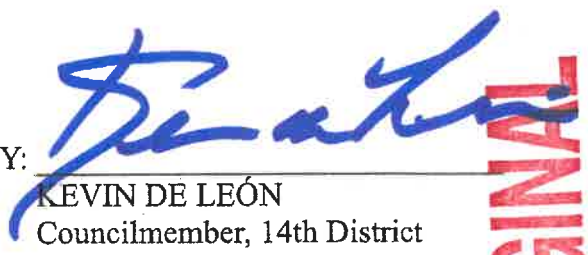
MOTION

I MOVE that the Council action of October 22, 2024 relative to funding for the acquisition of four properties from the California Department of Transportation for the Hogar Propio project in Council District 14 (CF 24-1257), **BE AMENDED** to:

REVISE Recommendation 3 as follows:

3. AUTHORIZE the General Manager of LAHD, or designee, to draft, negotiate, and execute ~~loan documents~~ a **service payback loan**, subject to the approval of the City Attorney as to form, and make any technical corrections to the fund transfer instructions, as necessary, to effectuate the intent of this Motion.

PRESENTED BY:



KEVIN DE LEÓN
Councilmember, 14th District

SECONDED BY:



ORIGINAL




TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#58

MOTION

I MOVE that the City Clerk be directed and authorized to extend the term of City Contract C-145195 with Special Service for Groups, Inc. for homeless outreach services south of the I-10 Freeway in Council District 10 for an extended period from January 1, 2025 to June 30, 2026.

PRESENTED BY:


HEATHER HUTT
Councilmember, 10th District

SECONDED BY:



ORIGINAL




MOTION

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#59

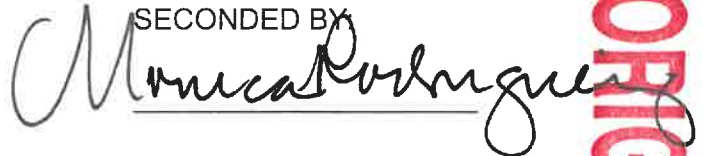
I THEREFORE MOVE that \$25,000 in the AB1290 Fund No. 53P, Account No. 281214 (CD 14 Redevelopment Projects - Services) be transferred / appropriated to the AltaMed Foundation's Roosevelt High School Scholars Program to support Boyle Heights students at Roosevelt High School.

PRESENTED BY:



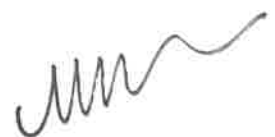
KEVIN DE LEÓN
Councilmember, 14th District

SECONDED BY:



MONICA RODRIGUEZ

ORIGINAL



DEC 06 2024

MOTION

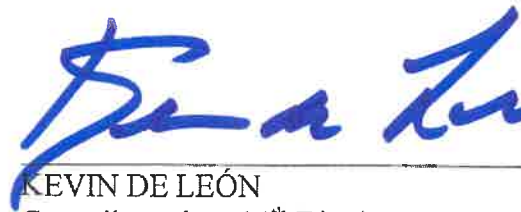
Brine Residential, L.P. (Sponsor), a California limited partnership, has requested that the City of Los Angeles (City) through the Los Angeles Housing Department (LAHD) issue Multifamily Housing Revenue Bonds, in the amount not to exceed \$32,264,000 to finance the new construction of the 97-unit multifamily housing development known as The Brine Residential (Project) located at 3016 N. Main Street in Council District 14. The Project will provide 96 units of affordable housing and one manager unit.

In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and as part of the bond issuance process, LAHD conducted the required public hearing on September 26, 2024. Notice of the public hearing was published on September 19, 2024. LAHD is required to provide proof to the California Debt Limit Allocation Committee (CDLAC) that a TEFRA hearing has been conducted as part of the application process. The Sponsor has pledged to comply with all City and LAHD bond policies related to the work described in this Motion, including but not limited to payment of prevailing wages for labor and project monitoring with LAHD.

The City is a conduit issuer and is required by federal law to review and approve all projects within its jurisdiction and conduct a public hearing. The bond debt is payable solely from revenues or other funds provided by the Sponsor. The City does not incur liability for repayment of the bonds. To allow the bonds to be issued in accordance with CDLAC requirements, the Council should approve the minutes of the hearing and adopt the required Resolution (attached).

I THEREFORE MOVE that the City Council consider the attached results of the TEFRA public hearing held on September 26, 2024 for The Brine Residential and adopt the attached TEFRA Resolution to approving the issuance of bonds in an amount not to exceed \$32,264,000 for the new construction of a 97-unit multifamily housing development located at 3016 N. Main Street in Council District 14.

PRESENTED BY:



KEVIN DE LEÓN
Councilmember, 14th District

SECONDED BY:



ORIGINAL



RESOLUTION

A RESOLUTION APPROVING FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986 THE ISSUANCE OF BONDS OR NOTES BY THE CITY OF LOS ANGELES TO FINANCE THE ACQUISITION, REHABILITATION, CONSTRUCTION AND EQUIPPING OF A MULTIFAMILY RESIDENTIAL RENTAL PROJECT LOCATED WITHIN THE CITY OF LOS ANGELES.

WHEREAS, the City of Los Angeles (the "City") is authorized, pursuant to Section 248, as amended, of the City Charter of the City and Article 6.3 of Chapter 1 of Division 11 of the Los Angeles Administrative Code, as amended (collectively, the "Law"), and in accordance with Chapter 7 of Part 5 of Division 31 (commencing with Section 52075) of the Health and Safety Code of the State of California (the "Act"), to issue its revenue bonds or notes for the purpose of providing financing for the acquisition, construction, rehabilitation and equipping of multifamily rental housing for persons and families of low or moderate income; and

WHEREAS, the City intends to issue or reissue for federal income tax purposes certain bonds or notes (the "Bonds") the proceeds of which will be used to finance the acquisition, construction, rehabilitation and equipping of a multifamily rental housing project described in paragraph 6 hereof (the "Project"); and

WHEREAS, the Project is located wholly within the City; and

WHEREAS, it is in the public interest and for the public benefit that the City authorize the financing of the Project, and it is within the powers of the City to provide for such financing and the issuance or reissuance of the Bonds; and

WHEREAS, the interest on the Bonds may qualify for a federal tax exemption under Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code"), only if the Bonds are approved in accordance with Section 147(f) of the Code; and

WHEREAS, pursuant to the Code, Bonds are required to be approved, following a public hearing, by an elected representative of the issuer of the Bonds (or of the governmental unit on behalf of which the Bonds are issued) and an elected representative of the governmental unit having jurisdiction over the area in which the Project is located; and

WHEREAS, this City Council is the elected legislative body of the City and is the applicable elected representative required to approve the issuance of the Bonds within the meaning of Section 147(f) of the Code; and

WHEREAS, pursuant to Section 147(f) of the Code, the City caused a notice to appear on the Los Angeles Housing Department website <https://housing2.lacity.org/> on and September 19, 2024 through September 26, 2024 to the effect that a public hearing would be held with respect to the Project on September 26, 2024 regarding the issuance of the Bonds; and

WHEREAS, the Los Angeles Housing Department held said public hearing on such date, at which time an opportunity was provided to present arguments both for and against the issuance or reissuance of the Bonds; and

WHEREAS, the minutes of said hearing have been presented to this City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Los Angeles, as follows:

1. The recitals hereinabove set forth are true and correct, and this City Council so finds. This Resolution is being adopted pursuant to the Law and the Act.

2. Pursuant to and solely for purposes of Section 147(f) of the Code, the City Council hereby approves the issuance or reissuance of the Bonds by the City in one or more series up to the maximum amount specified in paragraph 6 below and a like amount of refunding bonds, pursuant to a plan

of financing, to finance or refinance the Project. It is intended that this Resolution constitute approval of the Bonds: (a) by the applicable elected representative of the issuer of the Bonds; and (b) by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f).

3. Pursuant to the Law and in accordance with the Act, the City hereby authorizes the Los Angeles Housing Department to proceed with a mortgage revenue bond program designed to provide housing within the City of Los Angeles for low- and moderate-income persons through the issuance or reissuance of the Bonds for the Project, in one or more series and in an amount not to exceed that specified in paragraph 6 hereof.

4. Notwithstanding anything to the contrary hereof, the City shall be under no obligation to issue any portion of the Bonds described in paragraph 6 hereof to be issued or reissued by the City for the Project prior to review and approval by the City and the City Attorney of the documents, terms and conditions relating to such Bonds.

5. [Reserved].

6. The "Project" referred to hereof is as follows:

Project Name:	Address	#Units:	Project Sponsor	Maximum Amount:
The Brine Residential	3016 N. Main Street, Los Angeles, CA 90031	97 units	Brine Residential, L.P.	\$32,264,000

7. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2024 at Los Angeles, California.

I certify that the foregoing Resolution was adopted by the Council of the City of Los Angeles at its meeting on _____, 2024

By _____
Title _____

TEFRA PUBLIC HEARING MEETING MINUTES
THURSDAY – September 26, 2024
9:00 AM
LOS ANGELES HOUSING DEPARTMENT
BY TELECONFERENCE
Apolinar Abrajan, CHAIR

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) Public Hearing for Rosa’s Place, NoHo 5050, Peak Plaza Apartments, Montesquieu Manor, Rousseau Residences, The Brine, Pointe on La Brea, and Solaris.

This meeting was called to order on Thursday, September 26, 2024 at 9:00 a.m. via teleconference by the Los Angeles Housing Department.

A notice of this hearing was published in various locations on the Los Angeles Housing Department website on September 18, 2024 (the “Notice”). The purpose of this meeting was to hear public comments regarding the City of Los Angeles’ proposed issuance of multifamily housing revenue bonds or notes for the above referenced projects.

The Los Angeles Housing Department representatives present were Georgina Tamayo, Conny Griffith, Apolinar Abrajan, Carmen Velazquez, Mon Gonzales, Adam Miller. All representatives were present via teleconference as described in the Notice.

By 9:30 a.m. there were no other representatives from the public who made themselves available and no public comments were provided, so the meeting was adjourned.

I declare under penalty of perjury that this is a true and exact copy of the TEFRA public hearing meeting minutes regarding the above referenced projects held on September 26, 2024 at Los Angeles, California.

CITY OF LOS ANGELES
Los Angeles Housing Department
ANN SEWILL, General Manager

Apolinar Abrajan

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Apolinar Abrajan, Financial Development Officer II

MOTION

In the past four years, the California Department of Housing and Community Development (HCD) released three rounds of Notice of Funding Availability (NOFA) for its Project Homekey Program. The program leverages State and City funds to acquire existing hotels, motels, apartment buildings, and other residential buildings and repurpose them for interim and/or permanent supportive housing (PSH) specifically for people experiencing homelessness (PEH). To date the City of Los Angeles has secured funding from HCD in the amount of \$87.4 million for 10 interim housing projects in Round 1, \$303.3 million for 11 PSH projects in Round 2, and \$65.8 million for 3 interim housing projects in Round 3, for a total of \$456.5 million across 22 projects.

For the fourth funding round, HCD created Homekey+ Program which plans to utilize newly available funding from the approval of Proposition 1 (Prop 1) by California voters in March 2024. Proposition 1 authorized \$6.38 billion in bond proceeds to build behavioral health treatment facilities for people with behavioral health and/or substance use challenges as well as providing housing opportunities for the population of PEH also facing these health issues.

HCD has made \$2.25 billion available from the Proposition 1 funding for Homekey+ to build PSH projects in which units are reserved for PEH facing behavioral health challenges and/or substance abuse disorders. HCD has required that developers must partner with a local jurisdiction in order to apply and receive PHK+ funds. The NOFA for this funding round is expected to be released in December 2024 and the application portal is scheduled to open near the end of January 2025. Applications will be reviewed and approved on a rolling basis until all funds are committed.

The LAHD may select projects to co-apply for Homekey+ funding through a “Call for Projects” process where interested developers may submit their projects for consideration. The “Call for Projects” process is an expedient selection process that generally consists of an information session hosted by LAHD, a summary of project details submitted by the developer, a review of submissions by LAHD staff, a meeting to discuss projects in more detail with developers that meet threshold requirements, and a selection of projects based on criteria designed to highlight the projects most competitive for funding. Based on the information currently available, each co- applicant is only allowed a maximum of four awards regardless of the number of applications submitted.

One of the many eligible uses for this funding is to provide gap financing for shovel-ready projects that have already received funding from HCD and projects that have secured three years worth of operating funds. Several projects within the LAHD pipeline could benefit from additional state funding to close financing gaps.

I THEREFORE MOVE that the Council instruct the Los Angeles Housing Department (LAHD) to:

- Initiate a “Call for Projects” process whereby developers can submit information about projects in order to allow LAHD staff to evaluate projects that qualify for Homekey+ funding to complete their PSH projects within the timeframes required by the State.
- Report back to Council with a list of recommended projects suitable for Homekey+ funding.

PRESENTED BY : 
NITHYA RAMAN
Councilmember, 4th District

SECONDED BY : 



DEC 06 2024

ORIGINAL

MOTION

Through a collaboration with the City Administrative Officer (CAO) and Council District 1, on April 30, 2024 the CAO submitted an application for an Encampment Resolution Fund (ERF) grant to the State of California. On September 27, 2024 the City was notified that the proposal had been selected by the State, which will focus on providing outreach and housing to those experiencing homelessness along the Arroyo Seco Parkway, and Council District 1 will receive \$6,309,880.50 for the effort. On November 19, 2024 Council adopted CF 23-1443-S2, which instructed the CAO to be the designated grant administrator for the ERF and to execute any necessary documents to accept the ERF grant on behalf of Council District 1.

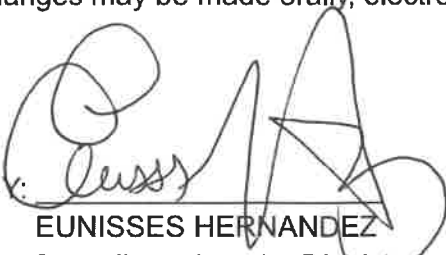
Council District 1 would like to use the funds from the ERF grant for its Encampment Resolution Grant Project to support unhoused constituents living along the 110 freeway in our district. The funding will be administered by the CAO, and at least \$4,124,400 of the budget will go through LAHSA for Time Limited Subsidies (\$3,403,680) and Housing Navigation (\$720,720) - with possibly more funding for Interim Housing. Council District 1 will expend no less than 50 percent of program funds by June 30, 2025 and 100 percent of program funds by no later than June 30, 2027.

I THEREFORE MOVE to instruct the City Administrative Officer to transfer and appropriate \$4,124,400 from the Special Fund Account "Encampment Resolution Fund Grant - Arroyo Seco", from the City Administrative Office (CAO) Account TBA/10, to Los Angeles Housing Department (LAHD), account TBA/43, with an expenditure deadline of June 30, 2027.

I FURTHER MOVE to instruct the General Manager of LAHD, or their designee, to execute a new contract with the Los Angeles Homeless Services Authority (LAHSA) with a contract term date ending on June 30, 2027 to reflect the service funding allocations for the Encampment Resolution Grant Project in Council District 1.

I FURTHER MOVE that the Council instruct and authorize LAHD to prepare, process, and execute the necessary documents with and/or payments to LAHSA, or any other agency or organization as appropriate, utilizing the above amount for the above purpose, subject to the approval of the City Attorney as to form.

I FURTHER MOVE that LAHD be authorized to make any corrections, clarifications, or revisions to the above fund transfer instructions, including any new instructions in order to effectuate the the intent of this Motion, and including any corrections and changes to fund or account numbers; said corrections/ clarifications/ changes may be made orally, electronically, or by any other means.

PRESENTED BY: 
EUNISSES HERNANDEZ
Councilmember, 1st District

SECONDED BY: 
ORIGINAL

MOTION

PLANNING & LAND USE MANAGEMENT


The core mission of the City of Los Angeles is to ensure a safe living environment for all of its residents. Throughout the years the City has adopted policies to help strengthen building and fire codes that ensure when a tragic event happens that risk is minimized for everyone.


The City has a responsibility to address safety concerns before any tragic accident occurs. There are 53 residential highrise buildings throughout the City that do not have sprinkler systems for fire suppression. It is critical that we begin the process of ensuring the safety for the residents of these properties. It must include a process that does not require any tenant to be permanently displaced out of their unit and any passed through cost needs to be calculated in a way that minimizes the impact on the current occupant. It also needs to include utilization of skilled and trained workforce with local hire career opportunities.

The City has done this before through the Non-ductile Concrete Retrofit program and Sprinkler Retrofit program of commercial high rise buildings, sparked by First Interstate Building fire in 1988. This will allow building owners to properly do the work in a way that minimizes the impact on the current residents while ensuring a safe living environment once the work is complete. The City can look at mirroring both Non-ductile Concrete retrofit and the commercial high rise sprinkler retrofit programs in creating a sprinkler installation requirement in residential high-rises.

I THEREFORE MOVE to direct the Chief Legislative Analyst, with the assistance of the Department of Building and Safety, the Housing Department, the Fire Department, the City Attorney office, and the City Administrative Officer, to develop recommendations that would require all residential high-rise buildings in the City to install a Fire Sprinkler suppression system, and require that any existing tenancies be maintained throughout installation, either on-site or off-site in comparable units if necessary, unless tenants voluntarily accept relocation assistance equivalent or greater than assistance defined in LAMC 151.09 G and following guidelines established in LAMC 151.31.

PRESENTED BY:


HUGO SOTO-MARTINEZ
Councilmember, 13th District


JOHN LEE
Councilmember, 12th District

SECONDED BY:





ORIGINAL



MOTION

Jackie Goldberg has a long and distinguished career as a public servant, dedicating her life to improving the lives of Angelenos through her work in education, social justice, and public policy. Her professional journey began as a classroom teacher at Centennial and Dominguez High School in Compton, where she worked for more than 18 years, specializing in reading.

Goldberg was elected to the Los Angeles Unified School District (LAUSD) Board of Education in 1983, where she implemented bilingual education programs that became a national model and ended corporal punishment in schools. She then served on the Los Angeles City Council from 1993 to 2005, where she authored the landmark "Living Wage" ordinance, ensuring fair wages and benefits for all city employees, and she championed tenants' rights through the inspection of apartments for health and safety compliance.

In 2000, she was elected to the California State Assembly, where she authored legislation expanding rights for LGBT couples and helped secure funding for new schools to alleviate overcrowding in LAUSD. Her impact continued on the Board of Airport Commissioners, and by spearheading the Targeted Local Hire Program, benefiting marginalized communities, including veterans, disabled workers, and formerly incarcerated individuals.

Jackie Goldberg's work has touched every corner of Los Angeles, and she leaves an unparalleled legacy of fighting for working people. It is therefore fitting to honor her contributions by naming the iconic Sunset Junction at the Santa Monica/Sunset intersection in her name—"Jackie Goldberg Sunset Junction." This designation will serve as a permanent reminder of her remarkable contributions to our city and the lives she has touched through her tireless work.

I THEREFORE MOVE that the intersection of Santa Monica Blvd and Sunset Blvd be designated "Jackie Goldberg Sunset Junction" in recognition of Jackie Goldberg's extraordinary contributions to the City of Los Angeles and her lifelong commitment to public service.

I FURTHER MOVE to direct the Department of Transportation to erect a permanent ceremonial sign to this effect at this location.

PRESENTED BY: 
HUGO SOTO-MARTÍNEZ
Councilmember, 13th District

SECONDED BY: 


Cress 
Katy Yarbrough

ORIGINAL

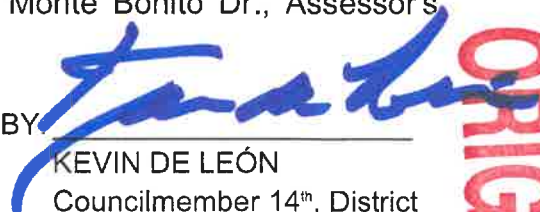

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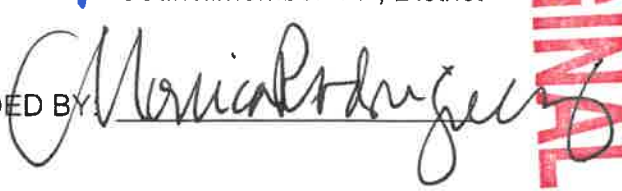
MOTION

The Kipling Triangle (Assessor's Parcel No. 5690-022-900) is a 1,175 Square foot parcel in the community of Eagle Rock. This property had been previously identified as a potential housing site. However, subsequent investigation found that an existing sewer line running through the paper street and the size of the parcel made it infeasible for development.


At the same time, local community members have expressed interest in the City's Adopt-A-Median program to beautify the triangle. However, because the parcel is owned by the Department of General Services and is not designated as public right-of-way, it is not eligible for the Program. Council action is needed to dedicate the parcel as public right-of-way so that it can be eligible for the Adopt-A-Median program.

I THEREFORE MOVE that the City Attorney, with the assistance of the Department of General Services and the Bureau of Engineering, be requested to prepare and present an ordinance to dedicate city parcel located at the triangle intersection of Genevieve Avenue, Kipling Avenue and Monte Bonito Dr., Assessor's Parcel No. 5690-022-900, as public right-of-way.

PRESENTED BY 
KEVIN DE LEÓN
Councilmember 14th, District

SECONDED BY 

ORIGINAL


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