

Los Angeles City Council, Journal/Council Proceeding

Friday, May 2, 2025

**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, Jurado, Lee, McOsker,
Padilla, Park, Price Jr., Yaroslavsky (11);**

Absent: Nazarian, Raman, Rodriguez, Soto-Martínez (4)

Approval of the Minutes

Commendatory Resolutions, Introductions and Presentations - SEE ATTACHED

Multiple Agenda Item Comment

Public Testimony of Non-agenda Items Within Jurisdiction of Council

Items Noticed for Public Hearing - PUBLIC HEARING CLOSED

(1) **25-0160-S13
CD 6**

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 the Los Angeles Municipal Code (LAMC) and/or Los Angeles Administrative Code (LAAC), for the property located at 6851 North Cedros Avenue.

Recommendation for Council action:

HEAR PROTEST, APPEALS OR OBJECTIONS relative to a proposed lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to the LAMC and/or LAAC, and CONFIRM said lien for the property located at 6851 North Cedros Avenue. (Lien: \$1,276.56)

(Continued from Council meeting of April 1, 2025)

Adopted Item as Amended by Motion 1A (Padilla – Price) - SEE ATTACHED

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)

(2) **25-0160-S4
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 the Los Angeles Municipal Code (LAMC) and/or Los Angeles Administrative Code (LAAC), for the property located at 132 West 109th Place.

Recommendation for Council action:

HEAR PROTEST, APPEALS OR OBJECTIONS relative to a proposed lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to the LAMC and/or LAAC, and CONFIRM said lien for the property located at 132 West 109th Place. (Lien: \$3,813.75)

(Continued from Council meeting of April 1, 2025)

Adopted Item as Amended by Motion 2A (Harris-Dawson – Soto-Martínez) - SEE ATTACHED

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)

Items for which Public Hearings Have Been Held

(3) **23-0002-S149**

RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to establishing the City's position regarding Assembly Bill (AB) 1775 (Haney) to allow for the preparation or sale of non cannabis food or beverage products and to sell tickets for live musical or other performances, on the premises of a licensed retailer.

Recommendation for Council action:

NOTE and FILE Resolution (Padilla - Harris-Dawson), attached to the Council file, relative to including in the City's 2023-24 State Legislative Program support for AB 1775 (Haney) to allow for the preparation or sale of non cannabis food or beverage products and to sell tickets for live musical or other performances, on the premises of a licensed retailer, inasmuch as the 2023-24 State Legislative Session has concluded and the bill was adopted.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted.

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)

(4) **23-0002-S119**

RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to establishing the City's position regarding Senate Bill (SB) 1170 (Menjivar), which would permit the use of campaign funds to pay for or reimburse mental health care expenses for a non-incumbent candidate that does not have health insurance or has been denied coverage.

Recommendation for Council action:

NOTE and FILE Resolution (Hernandez - Raman) and the Chief Legislative Analyst report dated June 18, 2024, attached to the

Council file, relative to including in the City's 2023-24 State Legislative Program support for SB 1170 (Menjivar), which would permit the use of campaign funds to pay for or reimburse mental health care expenses for a non-incumbent candidate that does not have health insurance or has been denied coverage, inasmuch as the 2023-24 State Legislative Session has concluded.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: Yes

Against: Sunland-Tujunga Neighborhood Council

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)

(5) 23-0002-S146

RULES, ELECTIONS, AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to including in the City's 2023-24 Federal Legislative Program support for the Adoptee Citizenship Act of 2024 to provide citizenship to foreign-born adoptees of United States citizens.

Recommendation for Council action:

NOTE and FILE Resolution (Lee - Hutt), attached to the Council file, relative to including in the City's 2023-24 Federal Legislative Program support for the Adoptee Citizenship Act of 2024, to provide citizenship to foreign-born adoptees of United States citizens, regardless of their date of birth, inasmuch as the 2023-24 Federal Legislative Session has concluded.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted.

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14);

Nays: (0); Absent: Raman (1)

(6) 23-0002-S145

RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to establishing the City's position regarding a position on House Resolution 8606 (Carter), the Never Again Education Reauthorization and Study Act of 2024, which would reauthorize an appropriation for the Director of the United States Holocaust Memorial Museum.

Recommendation for Council action:

NOTE and FILE Resolution (Lee - Blumenfield), attached to the Council file, relative to including in the City's 2023-24 Federal Legislative Program support for House Resolution 8606 (Carter), the Never Again Education Reauthorization and Study Act of 2024, which would reauthorize an appropriation for the Director of the United States Holocaust Memorial Museum, inasmuch as the 2023-24 Federal Legislative Session has concluded.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted.

Adopted Item

**Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14);
Nays: (0); Absent: Raman (1)**

(7) 23-0002-S141

RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to establishing the City's position regarding any ballot initiative that would seek to overturn the 2022 adopted Senate Bill 1137 law, which initiates health and safety setback regulations for modified oil and gas wells.

Recommendation for Council action:

NOTE and FILE Resolution (Yaroslavsky - McOsker), attached to the Council file, relative to including in the City's 2023-24 State Legislative Program opposition to any ballot initiative that would seek to overturn the 2022 adopted Senate Bill 1137 law, which initiates

health and safety setback regulations for modified oil and gas wells, inasmuch as the 2023-24 State Legislative Session has concluded.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: Yes

For: Westside Neighborhood Council

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)

(8) 23-0002-S142

RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to establishing the City's position regarding Senate Bill (SB) 1255 (Durazo), which would require water suppliers with over 3,300 connections to provide low income ratepayer assistance to eligible ratepayers, through a voluntary ratepayer contribution fund.

Recommendation for Council action:

NOTE and FILE Resolution (Yaroslavsky - Hernandez), attached to the Council file, relative to including in the City's 2023-24 State Legislative Program support for SB 1255 (Durazo), which would require water suppliers with over 3,300 connections to provide low income ratepayer assistance to eligible ratepayers, through a voluntary ratepayer contribution fund, inasmuch as the 2023-24 State Legislative Session has concluded.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted.

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)

(9) **23-0002-S103**

RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to establishing the City's position regarding Assembly Bill (AB) 2031 to expand the One California Immigration Services funding to individuals with criminal histories, and cover related services such as interpretation and translation, medical examinations, expert witness testimonies, and other litigation costs.

Recommendation for Council action:

NOTE and FILE Resolution (Hernandez – Padilla) and Chief Legislative Analyst report dated June 12, 2024, attached to the Council file, relative to including in the City's 2023-24 State Legislative Program support for AB 2031 to expand the One California Immigration Services funding to individuals with criminal histories, and cover related services such as interpretation and translation, medical examinations, expert witness testimonies, and other litigation costs, inasmuch as the 2023-24 State Legislative Session has concluded.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted.

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)

(10) **23-0002-S100**

RULES, ELECTIONS AND INTERGOVERNMENTAL RELATIONS COMMITTEE REPORT relative to establishing the City's position regarding Assembly Bill (AB) 1990 (Carrillo) which would update the criminal procedure for arrests related to shoplifting.

Recommendation for Council action:

NOTE and FILE Resolution (Lee – Park) and Chief Legislative Analyst report dated April 15, 2024, attached to the Council file, relative to including in the City's 2023-24 State Legislative Program support for AB 1990 (Carrillo) which would update the criminal procedure for arrests related to shoplifting, inasmuch as the 2023-24 State Legislative Session has concluded.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: Yes

For:

Studio City Neighborhood Council

Sunland Tujunga Neighborhood Council

Westside Neighborhood Council

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14);

Nays: (0); Absent: Raman (1)

(11) **24-1556**

PUBLIC SAFETY COMMITTEE REPORT relative to the acceptance of the Fiscal Year 2023 (FY 23) Family Justice Center Program Grant Award.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the Mayor, or designee, to:

- a. Accept on behalf of the City, the FY 23 California Governor's Office of Emergency Services (Cal OES), Victim Services and Public Safety Branch, FY 23 Family Justice Center (FJ) Program in the amount of \$311,470, for a performance period of April 1, 2024 to March 31, 2026.
- b. Execute the Grant Award Agreement and authorize the Mayor's Office of Public Safety to submit any other necessary agreements and documents relative to the grant award, subject to the approval of the City Attorney as to form.
- c. Execute on behalf of the City, a Professional Services Agreement with Peace Over Violence, subject to the

approval of the City Attorney as to form, for the distribution of the FY23 (FJ) grant funds for a term within the applicable grant performance period and for a cumulative total not to exceed \$215,000.

- d. Execute on behalf of the City, a Professional Services Agreement with a selected contractor for language translator/interpreter services, subject to the approval of the City Attorney as to form, for the distribution of the FY23 (FJ) grant funds for a term within the applicable grant performance period and for a cumulative total not to exceed \$2,000.

2. APPROVE the FY 23 Family Justice Center (FJ) Program budget and authorize the Mayor's Office of Public Safety to expend the grant in accordance with the approved budget.

3. AUTHORIZE the Controller to:

- a. Establish a new interest-bearing Fund entitled "FY23 (FJ) Grant", create a receivable in this new Fund in the amount of \$311,470, and create new Appropriation Accounts within the new Fund No. XXX/46, as follows:

- i. Account No. 46A946, Grant Management and Administration; Amount: \$34,000

- ii. Account No. 46A304, Contractual Services; Amount: \$217,000

- iii. Account No. 46A601, Operating Exercise; Amount: \$3,470

- iv. Account No. 46A965, Disability; Amount: \$2,000

- v. Account No. 46A146, Mayor; Amount: \$39,104

- vi. Account No. 46A299, Related Costs; Amount: \$15,896

- b. Transfer appropriations from Fund XXX/46 to the General Fund to reimburse grant related expenditures, as follows:

\$39,104 from Fund No. XXX/46, Account No. 46A146, Mayor, to Fund No. 100/46, Account No. 001020, Grant Reimbursed.

- c. Expend funds upon presentation of proper demands from the Office of the Mayor.

- 4. AUTHORIZE the Controller to transfer up to \$15,896 from Fund No. XXX, Account No. 46A299, to the General Fund No. 100/46, Revenue Source No. 5346, for reimbursement of grant-funded fringe benefits.
- 5. AUTHORIZE the Controller to transfer cash from Fund No. XXX/46 to reimburse the General Fund, on an as-needed basis, upon presentation of proper documentation from City departments.
- 6. AUTHORIZE the Mayor, or designee, to prepare Controller instructions for any necessary technical adjustments, subject to the approval of the City Administrative Officer (CAO); and, authorize the Controller to implement the instructions.

Fiscal Impact Statement: The CAO reports that the approval of the recommendations within the CAO report dated February 19, 2025, attached to the Council file, will have no additional impact to the General Fund and will provide \$311,470 for personnel and operating expenses to support the Central Bureau Family Justice Center. The FY 23 FJ Grant is awarded on a reimbursement basis and requires grant recipients to upfront program expenditures. No matching funds are required for this grant.

Financial Policies Statement: The CAO reports that the acceptance of the grant and the recommendations in the above-mentioned report are in compliance with the City's Financial Policies in that all grant-eligible costs are fully covered by grant funds.

Community Impact Statement: None submitted

(Budget and Finance Committee waived consideration of the above matter)

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (14); Nays: (0); Absent: Raman (1)

Items Called Special

Motions for Posting and Referral - SEE ATTACHED

Council Members' Requests for Excuse from Attendance at Council Meetings

Adjourning Motions

Council Adjournment

ENDING ROLL CALL

Blumenfield, Harris-Dawson, Hernandez, Hutt, Jurado, McOsker, Nazarian, Padilla, Park, Price Jr., Rodriguez, Soto-Martínez, Yaroslavsky (13); Absent: Lee, Raman (2)

Whereupon the Council did adjourn.

ATTEST: Petty F. Santos, INTERIM CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL

COMMENDATORY RESOLUTIONS

MOVED BY	SECONDED BY	NAME
Park	Blumenfield	Michael G. Rogers
Harris – Dawson	Park	Donald Iman
Harris – Dawson	Rodriguez	Shon Wells
Rodriguez	Padilla – Soto-Martinez - Hernandez	Spectrum Noticias

ADJOURNING MOTIONS

MOVED BY	SECONDED BY	NAME
McOsker	All Councilmembers	Eleanor Montano

BB

MOTION


The Huron Substation, Los Angeles Historic Cultural Monument #404 located at 2640 N Huron Street, is being refurbished by the not-for-profit Huron Station Playhouse as a theater and arts space, which includes a change of use from industrial to assembly space. As part of the change of use, it is necessary to cut into the adjacent street to install sprinkler service infrastructure. However, this section of Huron Street, from Avenue 26 to Avenue 28, was resurfaced by the Bureau of Street Services on June 24, 2024, which commenced the City's one-year moratorium on street cuts for this road segment.

The developer has stated that they were not aware of having received a 30-day notice of the planned resurfacing work. An exception to the City's one-year street cut moratorium is therefore necessary to allow the Department of Water and Power to cut into the street to install sprinkler service at this property to service the development.

I THEREFORE MOVE that the City Council approve an exception to the City's one-year, street cut moratorium on Huron Street to allow for the installation of sprinkler service at 2640 N Huron Street.

I FURTHER MOVE that the permittee be required to properly repair and resurface the street cut area in accordance with Bureau of Engineering requirements and standards and, upon completion of the work, the repaired street cut be inspected by the Bureau of Contract Administration to maximize the longevity of the street.

PRESENTED BY:


EUNISSES HERNANDEZ
Councilmember, 1st District

SECONDED BY:



ORIGINAL

B3


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

#52

MOTION

I MOVE that \$438 be transferred/appropriated from the City Council's portion of the Heritage Month Celebrations & Special Events line item in the General City Purposes Fund No. 100-56, Account No. 000832 to the General Services Fund No. 100-40, Account No. 001100 (Hiring Hall), for services in connection with Council District 15's special observation of Croatian American Heritage Month, including the illumination of City Hall on May 29, 2025.

PRESENTED BY:


TIM MCOSKER
Councilmember, 15th District

SECONDED BY:



ORIGINAL

ars

MAY 02 2025

JB

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

#53

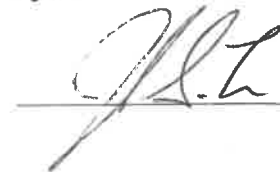
MOTION

I MOVE that \$438 be transferred/appropriated from the General City Purposes Fund No. 100-56, Account No. 000714 (CD-14 Community Services) to the General Services Fund No. 100-40, Account No. 001100 (Hiring Hall), for services in connection with Council District 14's special observation of Hapa Day, including the illumination of City Hall on May 16, 2025.

PRESENTED BY:


YSABEL JURADO
Councilmember, 14th District

SECONDED BY:



ORIGINAL

ars

MAY 02 2025

MOTION

I MOVE to appropriate \$46,400 in the Council District 5 portion of the Street Furniture Revenue Fund 430, Dept. 50 to the Koreatown Youth and Community Center (KYCC) for a community beautification project in Council District 5, and direct/authorize the City Clerk to prepare the necessary document(s) with, and/or payment(s) to the Koreatown Youth and Community Center (KYCC), or any other agency or organization, as appropriate, in the above amount, for the above purpose, subject to the approval of the City Attorney, if needed; and that the Council member of the District be authorized to execute any such documents on behalf of the City.

PRESENTED BY: 

KATY YAROSLAVSKY
Councilwoman, 5th District

SECONDED BY: 

ORIGINAL

BRB

MOTION

I MOVE to appropriate \$35,000 in the Council District 5 portion of the Street Furniture Revenue Fund 430, Dept. 50 to the Los Angeles Police Foundation for public safety enhancements in the Beverly Grove neighborhood of Council District 5, and direct/authorize the City Clerk to prepare the necessary document(s) with, and/or payment(s) to the Los Angeles Police Foundation, or any other agency or organization, as appropriate, in the above amount, for the above purpose, subject to the approval of the City Attorney, if needed; and that the Council member of the District be authorized to execute any such documents on behalf of the City.

PRESENTED BY: Katy Yaroslavsky

KATY YAROSLAVSKY
Councilwoman, 5th District

SECONDED BY: David Park

ORIGINAL

BP

MOTION

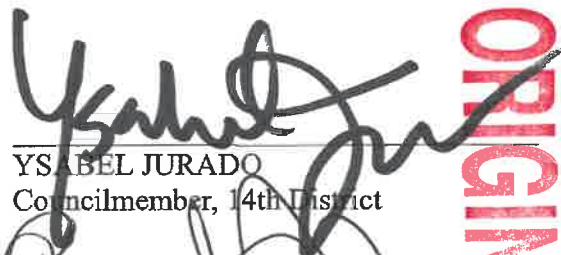
Weingart Tower II L.P. (Sponsor), a California limited partnership, has requested that the City of Los Angeles (City) through the Los Angeles Housing Department (LAHD) issue Multifamily Housing Revenue Bonds, in an amount not to exceed \$63,250,000 to finance the new construction of the 144-unit multifamily housing development known as Weingart Tower II (Project). The Project is located at 555-561 South Crocker Street in Council District 14 and will provide 142 units of affordable housing and two manager units.

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 March 11, 2025. Notice of the public hearing was published on March 4, 2025. 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.

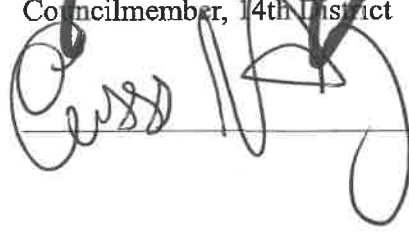
The City is a conduit issuer and is required by federal law to review and approve all projects within its jurisdiction and conduct a public hearing. The bond debt is payable solely from revenues or other funds provided by the Sponsor. The City does not incur liability for repayment of the bonds. To allow 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 March 11, 2025 for Weingart Tower II and adopt the attached TEFRA Resolution approving the issuance of bonds in an amount not to exceed \$63,250,000 to finance the new construction of a 144-unit multifamily housing development located at 555-561 South Crocker Street in Council District 14.

PRESENTED BY:


YSABEL JURADO
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 OR REISSUANCE OF BONDS OR NOTES BY THE CITY OF LOS ANGELES TO FINANCE OR REFINANCE 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 or reissue 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 or refinance 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 or refinancing of the Project, and it is within the powers of the City to provide for such financing or refinancing 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 website of the Los Angeles Housing Department (<https://housing2.lacity.org/highlights>) commencing on March 4, 2025, and continuing until not earlier than March 11, 2025, to the effect that a public hearing would be held on March 11, 2025, regarding the Project and the issuance or reissuance of the Bonds, pursuant to a plan of financing in an amount not to exceed \$63,250,000; 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 of \$63,250,000 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 \$63,250,000.
4. Notwithstanding anything to the contrary hereof, the City shall be under no obligation to issue any portion of the Bonds described herein 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	# of Units	Address	Owner
Weingart Tower II	144 (including 2 manager's units)	555-561 Crocker Street Los Angeles, CA 90013	Weingart Tower II, LP

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

TEFRA PUBLIC HEARING MEETING MINUTES
TUESDAY – MARCH 11, 2025
9:00 AM
LOS ANGELES HOUSING DEPARTMENT
BY TELECONFERENCE
Georgina Tamayo, CHAIR

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) Public Hearing for 619 Westlake Apartments, Whittier HHH, Weingart Tower I, and Weingart Tower II.

This meeting was called to order on Tuesday, March 11, 2025 at 9:04 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 March 4, 2025 (the “Notice”). The purpose of this meeting was to hear public comments regarding the City of Los Angeles’ proposed reissuance of multifamily housing revenue bonds or notes for the above referenced project.

The Los Angeles Housing Department representatives present were Georgina Tamayo, Apolinar Abrajan, Tiffany Liu, and Adam Miller. All representatives were present via teleconference as described in the Notice.

By 9:34 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 March 11, 2025 at Los Angeles, California.

CITY OF LOS ANGELES
Los Angeles Housing Department
Tiena Johnson Hall, General Manager

Georgina Tamayo Digitally signed by Georgina Tamayo
Date: 2025.03.11 10:35:21 -07'00'

Georgina Tamayo, Housing Project Manager, LAHD

MOTION

BB


Weingart Tower 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 an amount not to exceed \$61,000,000 to finance the new construction of the 134-unit multifamily housing development known as Weingart Tower I (Project). The Project is located at 555-561 South Crocker Street in Council District 14 and will provide 133 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 March 11, 2025. Notice of the public hearing was published on March 4, 2025. 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.

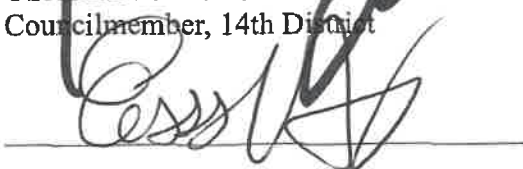
The City is a conduit issuer and is required by federal law to review and approve all projects within its jurisdiction and conduct a public hearing. The bond debt is payable solely from revenues or other funds provided by the Sponsor. The City does not incur liability for repayment of the bonds. To allow 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 March 11, 2025 for Weingart Tower I and adopt the attached TEFRA Resolution approving the issuance of bonds in an amount not to exceed \$61,000,000 to finance the new construction of a 134-unit multifamily housing development located at 555-561 South Crocker Street in Council District 14.

PRESENTED BY:


YSABEL JURADO
Councilmember, 14th District

SECONDED BY:



MAY 02 2025

ORIGINAL

RESOLUTION

A RESOLUTION APPROVING FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986 THE ISSUANCE OR REISSUANCE OF BONDS OR NOTES BY THE CITY OF LOS ANGELES TO FINANCE OR REFINANCE 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 or reissue 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 or refinance 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 or refinancing of the Project, and it is within the powers of the City to provide for such financing or refinancing 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 website of the Los Angeles Housing Department (<https://housing2.lacity.org/highlights>) commencing on March 4, 2025, and continuing until not earlier than March 11, 2025, to the effect that a public hearing would be held on March 11, 2025, regarding the Project and the issuance or reissuance of the Bonds, pursuant to a plan of financing in an amount not to exceed \$61,000,000; 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 of \$61,000,000 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 \$61,000,000.
4. Notwithstanding anything to the contrary hereof, the City shall be under no obligation to issue any portion of the Bonds described herein 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	# of Units	Address	Owner
Weingart Tower I	134 (including 1 manager's unit)	555-561 Crocker Street Los Angeles, CA 90013	Weingart Tower, LP

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

TEFRA PUBLIC HEARING MEETING MINUTES
TUESDAY – MARCH 11, 2025
9:00 AM
LOS ANGELES HOUSING DEPARTMENT
BY TELECONFERENCE
Georgina Tamayo, CHAIR

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) Public Hearing for 619 Westlake Apartments, Whittier HHH, Weingart Tower I, and Weingart Tower II.

This meeting was called to order on Tuesday, March 11, 2025 at 9:04 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 March 4, 2025 (the “Notice”). The purpose of this meeting was to hear public comments regarding the City of Los Angeles’ proposed reissuance of multifamily housing revenue bonds or notes for the above referenced project.

The Los Angeles Housing Department representatives present were Georgina Tamayo, Apolinar Abrajan, Tiffany Liu, and Adam Miller. All representatives were present via teleconference as described in the Notice.

By 9:34 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 March 11, 2025 at Los Angeles, California.

CITY OF LOS ANGELES
Los Angeles Housing Department
Tiena Johnson Hall, General Manager

Georgina Tamayo
Digitally signed by Georgina Tamayo
Date: 2025.03.11.10:35:21 -07'00'

Georgina Tamayo, Housing Project Manager, LAHD

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

#58

MOTION

I MOVE that \$876 be transferred/appropriated from the General City Purposes Fund No. 100-56, Account No. 000714 (CD-14 Community Services) to the General Services Fund No. 100-40, Account No. 001100 (Hiring Hall) for services in connection with Council District 14's special observation of Cinco de Mayo, including the illumination of City Hall on May 5, 2025.

PRESENTED BY: 

YSABEL JURADO

Councilmember, 14th District

SECONDED BY: 

ORIGINAL



MAY 02 2025

MOTION

BB HOUSING & HOMELESSNESS


The Council District 8 Navigation Center, located at 729 W. Manchester Avenue, provides various services to people experiencing homelessness including hygiene, storage, case management, and access to resources for housing solutions. The service provider, Homeless Outreach Program Integrated Care System (HOPICS), has reported a leak in the shower floors of the facility that impacts program operations. The leak causes water to accumulate in the site's elevator pit, causing the elevator to be inoperable until the water is drained. Due to the leaks and to maintain operational elevators, two ADA-compliant showers at the facility have been taken offline for repairs, impacting client services.

The General Services Department (GSD) Construction Forces Division has assessed the site for repairs and provided a repair estimate of \$41,874, which includes a 20 percent contingency. In coordination with the City Administrative Officer, Homeless Housing, Assistance, and Prevention Round 2 (HHAP-2) funding has been identified to support the cost of repairs.

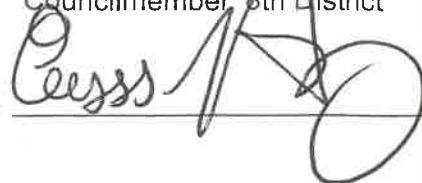
I THEREFORE MOVE that the City Council:

1. APPROPRIATE up to \$41,874 of unspent HHAP-2 Funds from Fund No. 64J/10, Account No. 10V755, Real Estate Consulting Services to HHAP-2 Fund No. 64J/10, Account No. 10V772, FC-2 A Bridge Home Operating Costs; and
2. APPROVE and APPROPRIATE up to \$41,874 from HHAP-2 Fund No. 64J/10, Account No. 10V772, FC-2 A Bridge Home Operating Costs to the following accounts to support the repairs costs of the Navigation Center located at 729 W. Manchester Avenue in Council District 8:
 - a. Up to \$29,380 to GSD Fund No. 100/40, Account No. 001014, Salaries, Construction Projects;
 - b. Up to \$12,494 to GSD Fund No. 100/40, Account No. 003180, Construction Materials;
3. AUTHORIZE the CAO to:
 - a. Prepare Controller instructions or make necessary technical adjustments, including to the names of the Special Fund accounts recommended for this motion, to implement the intent of these transactions, and authorize the Controller to implement these instructions.

PRESENTED BY:


MARQUEECE HARRIS-DAWSON
Councilmember, 8th District

SECONDED BY:



ORIGINAL

MAY 02 2025

MOTION

The devastation caused by January's fires has continued long after the flames were extinguished. Through lost jobs, shuttered businesses, and widespread economic hardship, families across Los Angeles are facing increased housing insecurity. The Eaton and Palisades fires destroyed over 12,000 homes, leaving tens of thousands of Angelenos without a home and adding immense stress to our city's ongoing housing crisis. Studies show that rent in the region has already increased by 20%. Unfortunately, over the past three months, bad actors in the real estate industry have taken advantage of this terrible crisis to illegally inflate the price of rental housing, knowing that disaster survivors and vulnerable tenants will have little choice but to pay. California Penal Code 396, which remains in effect in Los Angeles County until January 7th, 2026, outlaws rental increases of greater than 10% as well as rental listings that exceed 160% of Fair Market Rent. Despite this, The Rent Brigade, a grassroots collective of tenant advocates and researchers in Los Angeles, has published research uncovering over 4,500 violations of Penal Code 396 rent-gouging over the past few months, amounting to over \$17,000,000 unlawfully gouged from the pockets of tenants in the City of Los Angeles every month.


The City Attorney, as well as the County District Attorney and the State Attorney General, have the authority to investigate and charge individuals and corporations who violate statewide price-gouging laws. Thus far, however, enforcement has been limited, with only a handful of individuals and corporations charged under California Penal Code 396(e). This lack of deterrent has driven sustained illegal price gouging in the rental market: The Rent Brigade's research shows that unlawful rent-gouging is increasing steadily, week-over-week. Moreover, their April report revealed the outsized role that corporate landlords have played in driving up rental prices across the City of Los Angeles.

In light of these challenges, the City must act decisively to enforce price-gouging laws and deter bad actors from breaking the law to harm tenants, including by increasing transparency about its efforts to do so.

I THEREFORE MOVE that the City Council instruct the Chief Legislative Analyst to work with the City Attorney and other City entities as necessary, to produce monthly reports on the City's response to complaints of price gouging in the rental housing market, received by any City Department, for the duration of the statewide emergency order declared in response to the January 2025 fires and for six months after, and that such monthly reports include, but are not limited to:

- A count of the price gouging complaints ("complaints") received by the City;
- The average response times between receipt of a complaint and the initiation of investigations and any enforcement by the City;
- A categorization and count of the City's responses to complaints, including enforcement actions;
- A geographic breakdown of the complaints and of City enforcement actions
- A list of repeat offenders about whom the City received complaints;
- Any recommendations for improving enforcement and increasing deterrence of illegal rent gouging;

PRESENTED BY:


HUGO SOTO-MARTÍNEZ
Councilmember, 13th District

SECONDED BY:



ORIGINAL

MAY 02 2025

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1 A

MOTION

I **MOVE** that the matter of Building and Safety Department report and confirmation of lien in the amount of \$1,276.56 for the property located at 6851 North Cedros Avenue, **Item No. 1** on today's Council Agenda (CF 25-0160-S13), BE AMENDED to instruct the Department of Building and Safety to take the necessary actions to waive the Late Charge / Collection fee, the Accumulated Interest fee and the Title Report fee associated with this case, due to the constituent expressing financial hardship.

PRESENTED BY: Imelda Padilla

IMELDA PADILLA

Councilmember, 6th District

SECONDED BY: Alvin

ORIGINAL

MAY 02 2025

BB

MOTION

I MOVE that the matter of the Continued Hearing Protest, Appeals or Objections to the Department of Building and Safety report and confirmation of lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs for the property located at 132 West 109th Place, Item 2 on today's Council Agenda (CF 25-0160-S4), BE AMENDED to eliminate the late fees and interest charges described below:

Late Charge/Collection Fee (250%)	\$ 840.00
System Development Surcharge Late Fee	\$ 50.40
Late Charge/Collection Fee (250%)	\$1,650.00
<u>Accumulated Interest (1%)</u>	<u>\$ 227.19</u>
 TOTAL	 \$2,767.59

I FURTHER MOVE that the liens confirmed reduced amount be \$1,04 6.16.

PRESENTED BY:



MARQUEECE HARRIS-DAWSON
Councilmember, 8th District

SECONDED BY:



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