

**MOTION**

Sierra Canyon School, a California nonprofit public benefit corporation, or a related or successor entity (Borrower), has requested that the California Enterprise Development Authority (CEDA) issue one or more series of its revenue bonds or other obligations, in an aggregate principal amount not to exceed \$11,000,000 (Obligations) for the purpose of financing and/or refinancing the acquisition, construction, installation, furnishing, and equipping of certain educational and ancillary facilities located at 20801 Rinaldi Street in Council District 12.

No City funds are or will be pledged to support this project. The Obligations are payable solely from revenues or other funds provided by the Borrower. The City does not incur liability for repayment of the Obligations. The City is required by federal law to review and approve the issuance of bonds or revenue obligations for projects within its jurisdiction and conduct a public hearing.

In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and as part of the issuance of the Obligations, the Borrower has requested that the City conduct the required public hearing (TEFRA Hearing) and approve the issuance of the Obligations by CEDA.

**I THEREFORE MOVE** that City Council allow the California Enterprise Development Authority to issue bonds in an amount not to exceed \$11,000,000 to provide financing and/or refinancing the acquisition, construction, installation, furnishing, and equipping of certain educational and ancillary facilities located at 20801 Rinaldi Street in Council District 12; and hold a TEFRA Hearing and adopt the attached TEFRA Resolution at the City Council Meeting to be held on May 27, 2025 at 10:00 a.m., located at 200 North Spring Street, Room 340, Los Angeles, California 90012.

PRESENTED BY:

  
JOHN S. LEE

Councilmember, 12th District

SECONDED BY:



ORIGINAL

## RESOLUTION

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING THE ISSUANCE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$11,000,000 BY THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY FOR THE PURPOSE OF FINANCING AND/OR REFINANCING THE COST OF ACQUISITION, CONSTRUCTION, INSTALLATION, FURNISHING AND EQUIPPING OF EDUCATIONAL AND ANCILLARY FACILITIES FOR THE BENEFIT OF SIERRA CANYON SCHOOL AND/OR A RELATED OR SUCCESSOR ENTITY, AND OTHER MATTERS RELATING THERETO HEREIN SPECIFIED**

**WHEREAS**, Sierra Canyon School, a nonprofit public benefit corporation duly organized and existing under the laws of the State of California and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and/or a successor or related entity (the "Borrower") has submitted and the California Enterprise Development Authority (the "Authority") has accepted, an application requesting the Authority to issue revenue bonds in the aggregate principal amount of \$11,000,000 (the "Obligations") pursuant to Joint Exercise of Powers Act, comprising Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California; and

**WHEREAS**, a portion of the proceeds of the Obligations will be loan to the Borrower and applied for the purpose of (a) financing, refinancing and/or reimbursing the Borrower for costs of acquisition, construction, installation, furnishing and equipping of educational facilities consisting of a multi-purpose performing arts center, including a theater and dance, art, music and broadcast studios, and ancillary and related facilities, located at the Borrower's campus at 20801 Rinaldi Street, Chatsworth, California 91311 (the "Facilities"), (b) providing one or more debt service reserve funds for the benefit of all or a portion of the Obligations, if deemed necessary or desirable; (c) paying a portion of the interest to accrue on the Obligations, if deemed necessary or desirable; and (d) paying certain costs of issuance of the Obligations; and

**WHEREAS**, the issuance of the Obligations must be approved by the governmental unit on behalf of which the Obligations are issued and a governmental unit having jurisdiction over the territorial limits in which the Facilities located pursuant to the public approval requirement of Section 147(f) of the Code; and

**WHEREAS**, the Facilities are located within the territorial limits of City of Los Angeles (the "City") and the City Council of the City (the "City Council") is the elected legislative body of the City; and

**WHEREAS**, the Facilities will be operated by the Borrower in connection with its mission of providing an academically excellent college preparatory school committed to an empowering environment in which students realize their greatest creative, ethical, intellectual, and physical promise; and

**WHEREAS**, the Authority and the Borrower have requested that the City Council approve the issuance of the Obligations by the Authority and financing the Facilities with the proceeds of the Obligations pursuant to Section 147(f) of the Code; and

**WHEREAS**, the Facilities provide significant benefits to the City's residents through the academic excellence provided by the Borrower to the City's residents and the Facilities will also create and retain employment opportunities for the City's residents; and

**WHEREAS**, the Authority's issuance of the Obligations will result in a more economical and efficient issuance process because of the Authority's expertise in the issuance of conduit revenue obligations; and

**WHEREAS**, it is intended that this Resolution shall comply with the public approval requirements of Section 147(f) of the Code; *provided, however*, that this Resolution is neither intended to nor shall it constitute an approval by the City Council of the Facilities for any other purpose;

**WHEREAS**, pursuant to Section 147(f) of the Code, the City Council of the City, following notice duly given, held a public hearing regarding the issuance of the Obligations and now desires to approve the issuance of the Obligations by the Authority; and

**WHEREAS**, in recognition of the City's objective of addressing the needs of residents with disabilities, the Borrower has agreed that (a) any Facilities to be constructed with the proceeds of the Obligations will comply with the Americans with Disabilities Act, 42 U.S.C. Section 12101 *et seq.* and the 2010 ADA Standards, Chapter 11 of Title 24 of the California Code of Regulations, (b) the Borrower will not discriminate in its programs, services or activities on the basis of disability or on the basis of a person's relationship to, or association with, a person who has a disability and (c) the Borrower will provide reasonable accommodation upon request to ensure equal access and effective communication to its programs, services and activities.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the City Council of the City as follows:

**Section 1.** The City Council hereby finds and determines that all of the recitals are true and correct. The City Council finds that the Facilities will provide the significant benefits set forth in the recitals above. The City Council hereby approves the issuance of the Obligations by the Authority, which Obligations may be tax-exempt and/or taxable as approved by the Authority in its resolution, in an amount not to exceed \$11,000,000 to finance the cost of the Facilities (including related working capital) and to pay financing and costs of issuance of the Obligations. This resolution shall constitute "host" approval of the issuance of the Obligations within the meaning of Section 147(f) of the Code; *provided, however*, that this Resolution shall not constitute an approval by the City Council of the Facilities for any other purpose. The City shall not bear any responsibility for the tax-exempt status of the Obligations, the repayment of the Obligations or any other matter related to the Obligations.

**Section 2.** All actions heretofore taken by the officers, employees and agents of the City with respect to the approval of the Obligations are hereby approved, confirmed and ratified, and the officers and employees of the City and their authorized deputies and agents are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all certificates and documents which they or special counsel may deem necessary or advisable in order to consummate the Obligations and otherwise to effectuate the purposes of this Resolution.

**Section 3.** This Resolution shall take effect from and after its adoption.

## RESOLUTION

**WHEREAS**, the California *Budget Act of 2021* provides up to \$31. million to support the Coastal Commission's Local Coastal Programs (LCPs) Local Assistance Grant Program which awards grants to local governments to support coastal resiliency and updates to LCPs; and

**WHEREAS**, the California Coastal Commission, under the authority of the *California Coastal Act*, may provide financial assistance to support coastal planning and has approved a grant program to provide such financial assistance for LCP planning; and

**WHEREAS**, the goal of the grant program is to develop new or updated LCPs in conformance with the *California Coastal Act* and to promote coastal resiliency and address the effects of climate change; and

**WHEREAS**, grant proposals submitted under this grant program must complete LCP planning work with special emphasis on coastal resiliency and addressing the effects of climate change and sea-level rise; and

**WHEREAS**, the City of Los Angeles does not yet have an effectively certified LCP for the Venice Coastal Zone; and

**WHEREAS**, the City of Los Angeles, desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to the Venice LCP ; and

**WHEREAS**, the City of Los Angeles, desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an LCP and desires to assume permit issuing authority; and

**WHEREAS**, the City of Los Angeles commits to and agrees to fully support a planning effort intended to complete or a certified LCP pursuant to the provisions of the *California Coastal Act*, with full public participation and coordination with the Coastal Commission staff;

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council hereby directs the Department of City Planning staff to submit the grant application to the California Coastal Commission to provide financial and planning assistance, under authority of the *California Coastal Act*, in the amount of up to \$1.1 million to fund the Local Coastal Program for the Venice Coastal Zone project, as described in the grant application package.

**BE IT FURTHER RESOLVED**, that the City Council authorizes the Director of the Department of City Planning to execute, in the name of the City of Los Angeles, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application, and provide for the approval of the grant application.

PRESENTED BY: 

TRACI PARK

Councilmember, 11<sup>th</sup> District

SECONDED BY: 

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MAY 14 2025

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

#53

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

#53

On April 17, 2023, the Ninth Circuit Court of Appeals issued a ruling in the case entitled *California Restaurant Association v. City of Berkeley*, Case No. 21-16278 (9th Cir., Apr. 17, 2023) (the Decision). The Decision held that the City of Berkeley's 2019 ordinance which prohibited natural gas infrastructure (*i.e.*, gas piping) in newly-constructed buildings was preempted by the Energy Policy and Conservation Act (EPCA), 42 U.S.C. § 6297(c).

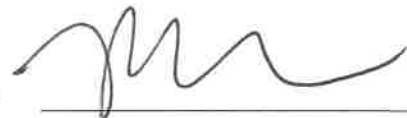
On December 7, 2022, City Council adopted Ordinance No. 187714 which is similar to the City of Berkeley's ordinance and requires new buildings to be all-electric buildings, with exceptions.

Because of the substantial similarity of the ordinances, and possible preemption by the EPCA, the City should repeal Ordinance No. 187714 until such time as federal law changes.

**I THEREFORE MOVE** that the City Council:

1. Instruct Los Angeles Department of Building and Safety (LADBS) to immediately stay enforcement of Ordinance No. 187714, including Los Angeles Municipal Code Sections Section 99.04.106.8, 99.04.106.8.1, 99.05.106.14, and 99.05.106.14.1 until such time as federal law changes to allow its enforcement without preemption;
2. Request the City Attorney to transmit an ordinance reviewed as to form and legality that would repeal the Ordinance in light of the 9<sup>th</sup> Circuit's decision; and
3. Instruct LADBS to report back, after consultation with the City Attorney's Office and any other applicable departments, on alternative building standards that reduce ongoing operational emissions in new building construction through means such as, but not limited to, promoting the use of electric appliances, and regulating emissions in a manner similar to New York City's Local Law No. 154 of 2021, which relates to the use of substances with certain emission profiles, in addition to any possible exemptions to the Pacific Palisades.

PRESENTED BY:



MARQUEECE HARRIS-DAWSON  
Councilmember, 8<sup>th</sup> District

SECONDED BY:



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MAY 14 2025

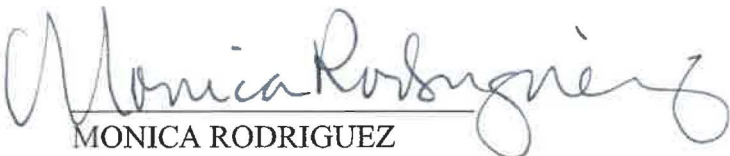
MOTION

The Los Angeles Department of Water and Power (LADWP), as one of the City's largest and most complex proprietary departments, requires a payroll system that can accommodate a wide range of pay differentials, schedules, and classifications. Ensuring payroll is processed correctly and on time is fundamental to sustaining operational stability, and maintaining employee confidence.

Last year, the City transitioned to the Workday payroll platform; LADWP will follow on June 16, 2025. Issues with payroll implementation can escalate over time if not promptly addressed. To avoid potential issues, a swift and focused review of LADWP's payroll integration into Workday is necessary to ensure that the system is meeting the department's operational needs and that employees are being compensated accurately.

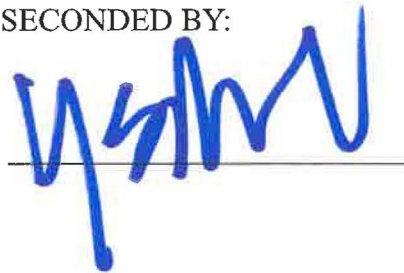
I THEREFORE MOVE that the City Council REQUEST the Los Angeles Department of Water and Power (LADWP) to report on the current status and proactive actions being implemented of incorporating the new Workday payroll system, including, any system limitations or data processing challenges unique to LADWP's payroll structure, efforts to address or prevent payroll inaccuracies, and available resource or support needs required to improve payroll reliability and reduce administrative burden.

PRESENTED BY:



MONICA RODRIGUEZ  
Councilwoman, 7th District

SECONDED BY:



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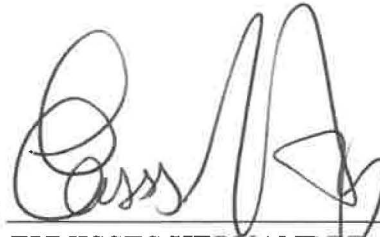
MAY 14 2025

## MOTION

Friends of Homeboy (FOH) was selected to develop one Los Angeles Housing Department parcel at 901 and 903 N. Main St (C.F. No. 18-0930). LAHD executed an Exclusive Negotiation Agreement (ENA) (City Contract No. C-137462) with FOH for the two sites. After an extension related to the Mayor's Tolling Order 2020 due to the COVID-related State of Local Emergency, the ENA was extended to and expired on November 4, 2024. An additional extension of the ENA is necessary to allow time for LAHD staff to finalize the terms of the project with the development team.

I THEREFORE MOVE that the City Council AUTHORIZE the General Manager of the Los Angeles Housing Department (LAHD), or designee, to reinstate and extend the term of the Exclusive Negotiating Agreement (ENA) with the Friends of Homeboy established under City Contract No. C-137462 for an additional one-year term, with a new expiration date of November 4, 2025, with the option for the General Manager of LAHD to extend the ENA an additional year with an expiration date of November 4, 2026, and prepare and execute any documents necessary to facilitate or implement such extensions.

PRESENTED BY:



EUNISSES HERNANDEZ  
Councilmember, 1<sup>st</sup> District

SECONDED BY:



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## MOTION

In Los Angeles, every interim housing bed is a crucial resource in our efforts to help bring individuals experiencing homelessness indoors and support their transition to permanent housing. With limited resources and a growing need, the City must ensure full and efficient use of its interim housing infrastructure.

According to Los Angeles Homeless Services Authority (LAHSA), service providers contracted with LAHSA are *provided the opportunity* to exit a program participant who is absent for three consecutive days. While this policy offers necessary flexibility in cases such as hospitalization or other documented emergencies or commitments, it also contributes to avoidable vacancies within the interim housing system. LAHSA's new real-time data sharing on bed availability has significantly improved transparency, but the continued use of the flexible three-day absence policy could potentially mean that beds may still be marked as "occupied" even when no person is actually sleeping in them. Further, because providers are paid their nightly bed rate, this three-day absence policy could function as a built-in incentive to mark beds as occupied within those three days, even if they are not actively being used. This results in a gap and delay between reported availability and actual usage. To better serve those ready to come indoors, we must ensure that interim housing beds are consistently made available when possible and are accurately tracked.

**I THEREFORE MOVE** that the City Council instruct the Los Angeles Homeless Services Authority to report back within 30 days on the feasibility and impacts of revising their current three-day absence policy. This report should include:

1. Recommendations for ensuring that City-funded, LAHSA-contracted interim housing beds are not only marked as occupied, but are in fact being used nightly—supported by a policy framework that distinguishes between documented, excused, or reasonable absences (e.g., hospitalization, serving jail time, or other reasonable documented emergencies or commitments) versus unexcused absences, to allow for timely and appropriate reallocation of unused interim housing beds.
2. Protocols to *require* service providers to exit participants and make the bed available to another person experiencing homelessness after *two nights of an unexcused absence rather than the flexibility to exit an individual only after three consecutive days*.
3. A potential new bed rate system including a reduced rate for participants with excused absences.
4. An estimate of the public funds paid in bed rates to LAHSA and service providers for beds marked as occupied under the three-day policy where participants ultimately did not return.
5. These recommendations for enhanced oversight and accountability could include, for example, random spot checks in addition to the nightly bed count, to confirm alignment between reported occupancy and actual nightly use.

PRESENTED BY

JOHN S. LEE

Councilmember, 12<sup>th</sup> District

SECONDED BY

Monica Rodriguez

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MAY 14 2025

## RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state, or federal government body or agency must have first been adopted in the form of a Resolution by the City Council; and

WHEREAS, the City has undertaken a number of measures to address employment matters related to the underpayment of workers; and

WHEREAS, multiple academic studies have found that the underpayment of wages to low-wage workers performing contract labor has been a common occurrence in the City; and

WHEREAS, when the City established its minimum wage standard in 2016, it created the Office of Wage Standards (OWS), which is responsible for enforcing matters related to wage theft and the underpayment of wages to workers across Los Angeles; and

WHEREAS, the City is limited in its enforcement authority to suspend, revoke, deny, or otherwise cancel licenses for contractors that fail to pay wages workers are entitled to under state law, or on the basis that the contractor has not fulfilled a wage judgment regarding the payment of wages to its workers; and

WHEREAS, AB 1002 (Gabriel) grants the California Attorney General the authority to bring a civil action to bar the licensure, or deny the relicensure, of any contractor or other qualifying individual of a contractor on the basis that the person has failed to pay workers the wages to which they are entitled;

NOW, THEREFORE, BE IT RESOLVED, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2025-2026 State Legislative Program SUPPORT for AB 1002 (Gabriel), which would authorize the State Attorney General to bring a civil action against a contractor to suspend, revoke, or deny a contractor's license due to the contractor's failure to pay its workers.

PRESENTED BY: \_\_\_\_\_

JOHN LEE

Councilmember, 12<sup>th</sup> District

SECONDED BY: \_\_\_\_\_

ORIGINAL

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MAY 14 2025



## PLANNING & LAND USE MANAGEMENT

### MOTION

On January 27, 2024, Ordinance No. 188072 became effective which established a Conditional Use Permit (CUP) requirement for Hotel development projects, and related matters (Council File No. 22-0822-S2). The Ordinance expanded the CUP requirement by no longer exempting hotels located in Regional Centers, the most intense land use designation, from discretionary review.

Given the tourism demand of upcoming major events in the region, the need for good paying jobs, and the need to incentivize economic development in the City, it is in the interest of public policy to reduce layers of the planning processes that slow the approval process of new hotel construction or substantial remodels or expansions.

**WE MOVE** the City Council request the City Attorney, in consultation with the Department of City Planning, to prepare and present a draft Ordinance, to amend Chapter 1 and Chapter 1A of the Municipal Code, to exempt proposed hotel development projects and substantial remodels from the Conditional Use Permit process, if the proposed development is located within 500 feet of a Regional Center.

PRESENTED BY: Katy Yaroslavsky

KATY YAROSLAVSKY

Councilwoman, 5th District

PRESENTED BY: Tim McOSker

TIM McOSKER

Councilmember, 15th District

SECONDED BY: Dilys V. Ramey

Charles P. Adella  
Travis Paul  
Monica Robinson

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MAY 14 2025