

Los Angeles City Council, Journal/Council Proceeding

Wednesday, May 28, 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, Jurado, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez (11); **Absent:** Hutt, Nazarian, Rodriguez, Yaroslavsky (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) **25-0514**
 CD 11

CATEGORICAL EXEMPTION and COMMUNICATION FROM THE CITY ENGINEER relative to an offer to dedicate an easement for street purposes on 6101 West Century Boulevard - Right of Way No. 36000-10254.

Recommendations for Council action:

1. FIND that the dedication of an easement for street purposes on 6101 West Century Boulevard (Dedication) is categorically exempt from the California Environmental Quality Act of 1970 pursuant to Article III, Class 5(4) of the City's Environmental Guidelines.
2. ACCEPT the petitioner's offer for the Dedication, substantially as shown on the Exhibit Map of the March 26, 2025 City Engineer report, attached to the Council file.
3. AUTHORIZE the Board of Public Works to acquire the Dedication.
4. **INSTRUCT the City Clerk to forward a copy of the Council action on this project to the Bureau of Engineering, Survey Division for processing.**

Fiscal Impact Statement: The City Engineer reports that a \$3,416.51 fee for processing this report was paid pursuant to Sections 7.3 and 7.41.1 of the Los Angeles Administrative Code. No additional City funds are needed.

Community Impact Statement: None submitted

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsler, Nazarian, Padilla, Park, Price Jr., Raman, Soto-Martínez (13); Nays: (0); Absent: Rodriguez, Yaroslavsky (2)

(2) **25-0515
CD 11**

CATEGORICAL EXEMPTION and COMMUNICATION FROM THE CITY ENGINEER relative to an offer to dedicate an easement for street purposes on the east side of 98th Street between Bellancathe Avenue and Aviation Boulevard - Right of Way No. 36000-10298.

Recommendations for Council action:

1. FIND that the dedication of an easement for street purposes on the east side of 98th Street between Bellancathe Avenue and Aviation Boulevard (Dedication) is categorically exempt from the California Environmental Quality Act of 1970 pursuant to Article III, Class 5(4) of the City's Environmental Guidelines.
2. ACCEPT the petitioner's offer for the Dedication, substantially as shown on the Exhibit Map of the March 26, 2025 City Engineer report, attached to the Council file.
3. AUTHORIZE the Board of Public Works to acquire the Dedication.
4. **INSTRUCT the City Clerk to forward a copy of the Council action on this project to the Bureau of Engineering, Survey Division for processing.**

Fiscal Impact Statement: The City Engineer reports that a \$3,416.51 fee for processing this report was paid pursuant to Sections 7.3 and 7.41.1 of the Los Angeles Administrative Code. No additional City funds are needed.

Community Impact Statement: None submitted

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Raman, Soto-Martínez (13); Nays: (0); Absent: Rodriguez, Yaroslavsky (2)

Items for which Public Hearings Have Been Held

- (3) **14-1174-S79**
CD 10, CD 13 ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT relative rescinding the Council Action of November 29, 2023, approving the use of funds in CRA/LA Excess Non-Housing Bond Proceeds (EBP) from the Wilshire Center/Koreatown Redevelopment

Project Area for the Neighborhood Enhanced Network (NEN) Project in Council District 13, to revert the funds to their original source, and using the funds for the Pio Pico Library Park Project in Council District 10.

Recommendations for Council action, pursuant to Motion (Soto-Martinez - Hutt), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. RESCIND the City Council action of November 29, 2023 relative to approving the use of approximately \$1.8 million in CRA/LA EPB, principal and earned interest, from the Wilshire Center/Koreatown Redevelopment Project Area for the NEN Project in Council District 13 (C.F. 14-1174-S79) and revert its funding to its original source.
2. APPROVE the use of \$1,620,558, plus all earned interest (\$179,279.64 through November 30, 2023) for a total of \$1,799,838 in EBP funding available to Council District 13 from the Wilshire Center/Koreatown Redevelopment Project Area for the Pio Pico Library Park Project in Council District 10 (C.F. 14-1174-S9 and 14-1174-S37) for a revised total budget from approximately \$7.1 million to \$8.9 million.
3. AUTHORIZE the Economic and Workforce Development Department, as the administrator of the CRA/LA EBP Program, take all actions necessary to document and effectuate the changes in the budgets noted above and to prepare Controller instructions to transfer funds related to this matter, make any technical corrections necessary consistent with Council action and authorize the Controller to implement these instructions.

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

Community Impact Statement: None submitted

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez (12); Nays: (0); Absent: Nazarian,

Rodriguez, Yaroslavsky (3)

(4) **14-1174-S108**
CD 1

ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT relative to amending the Council Actions of August 28, 2019 and August 30, 2019, to reimburse the Los Angeles Department of Transportation (LADOT) for project costs and revert remaining funds back to its original source for the Union Avenue Elementary School, Westlake, and Magnolia Elementary Safe Routes to School Projects.

Recommendations for Council action, pursuant to Motion (Hernandez - Hutt), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AMEND the Council Action of August 28, 2019, relative to utilizing CRA/LA Excess Non-Housing Bond Proceeds (EBP) from the Westlake Redevelopment Project Area for the Union Avenue Elementary School Safe Routes to School Project (Council file No. 14-1174-S41) to reduce the approved amount to \$14,259.90 in taxable EBP and to authorize the Economic and Workforce Development Department (EWDD) to transfer \$14,259.90 in taxable EBP to the LADOT to reimburse them for project related costs, as reflected in the Controller instructions below; and revert \$546,163.64 in taxable EBP (principal and interest) to its original source.
2. AMEND the Council Action of August 30, 2019, relative to utilizing EBP from the Westlake Redevelopment Project Area for the Westlake Safe Routes to School Project (Council file No. 14-1174-S76) to reduce the approved amount to \$649,360.40 consisting of \$450,000 in taxable principal EBP and \$199,360.40 in taxable interest and to authorize EWDD to transfer \$71,990.10 in taxable interest EBP to LADOT to reimburse them for project related costs, as reflected in the Controller instructions below; and revert \$118,494.60 in taxable EBP (principal and interest) to its original source.
3. AMEND the Council Action of August 30, 2019, relative to utilizing EBP from the Pico Union 2 Redevelopment Project Area for the Magnolia Elementary School Safe Routes to School Project (Council file No. 14-1174-S77) to reduce the approved amount to \$111,305.96 in taxable EBP and to authorize EWDD to transfer \$29,808.58 in taxable EBP to

LADOT to reimburse them for project related costs, as reflected in the Controller instructions below; and revert \$480,629.67 in taxable EBP (principal and interest) to its original source.

4. AUTHORIZE the Controller to transfer/appropriate funds as described in the table contained in the Motion (Hernandez - Hutt) dated **April 23, 2025***, upon presentation of proper documentation by LADOT and satisfactory review and approval of the EWDD in accordance with the terms and conditions of the Bond Expenditure Agreement (Contract No. C-125212).
5. AUTHORIZE the EWDD, as the administrator of the CRA/LA EBP Program, take all actions necessary to document and effectuate the changes in the budgets noted above and to prepare Controller instructions to transfer funds related to this matter, make any technical corrections necessary consistent with Council action and AUTHORIZE the Controller to implement these instructions.

***Journal correction**

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

Community Impact Statement: None submitted

Adopted Item

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

(5) **13-0199-S1**
CDs 4, 13

ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT relative to the Fiscal Year (FY) 2025 Annual Planning Report (APR) for the East Hollywood, Property-Based, Business Improvement District (BID).

Recommendations for Council action:

1. FIND that the FY 2025 APR for the East Hollywood BID, attached to the City Clerk report dated April 9, 2024, attached to the Council file, complies with the requirements of the State Law.
2. FIND that the increase in the 2025 budget concurs with the intentions of the East Hollywood BID's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT said FY 2025 APR for the East Hollywood BID, pursuant to the State Law.

Fiscal Impact Statement: The City Clerk reports that there is no impact to the General Fund associated with this action.

Community Impact Statement: None submitted

Adopted Item

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

(6) **23-0460-S1
CD 14**

ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT relative to the Fiscal Year (FY) 2025 Annual Planning Report (APR) for the Historic Core, Property-Based, Business Improvement District (BID).

Recommendations for Council action:

1. FIND that the FY 2025 APR for the Historic Core BID, attached to the City Clerk report dated December 18, 2024, attached to the Council file, complies with the requirements of the State Law.
2. FIND that the increase in the 2025 budget concurs with the intentions of the Historic Core BID's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT said FY 2025 APR for the Historic Core BID, pursuant to the State Law.

Fiscal Impact Statement: The City Clerk reports that there is no impact to the General Fund associated with this action.

Community Impact Statement: None submitted

Adopted Item

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

- (7) **14-0943-S4**
CD 1, CD 5 ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT relative to the Fiscal Year (FY) 2025 Annual Planning Report (APR) for the Los Angeles Tourism Marketing District, Property-Based, Business Improvement District (BID).

Recommendations for Council action:

1. FIND that the FY 2025 APR for the Los Angeles Tourism Marketing District BID, attached to the City Clerk report dated December 17, 2024, attached to the Council file, complies with the requirements of the State Law.
2. FIND that the increase in the 2025 budget concurs with the intentions of the Los Angeles Tourism Marketing District BID's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT said FY 2025 APR for the Los Angeles Tourism Marketing District BID, pursuant to the State Law

Fiscal Impact Statement: The City Clerk reports that there is no impact to the General Fund associated with this action.

Community Impact Statement: None submitted

Adopted Item

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

(8) **19-1237-S1
CD 1**

ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT relative to the Fiscal Year (FY) 2025 Annual Planning Report (APR) for the Lincoln Heights Industrial Zone 2021-2025, Property-Based, Business Improvement District (BID).

Recommendations for Council action:

1. FIND that the FY 2025 APR for the Lincoln Heights Industrial Zone 2021-2025 BID, attached to the City Clerk report dated December 3, 2024, attached to the Council file, complies with the requirements of the State Law.
2. FIND that the increase in the 2025 budget concurs with the intentions of the Lincoln Heights Industrial Zone 2021-2025 BID's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT said FY 2025 APR for the Lincoln Heights Industrial Zone 2021-2025 BID, pursuant to the State Law.

Fiscal Impact Statement: The City Clerk reports that there is no impact to the General Fund associated with this action.

Community Impact Statement: None submitted

Adopted Item

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

(9) **22-0058-S1
CD 13**

ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT relative to the Fiscal Year (FY) 2025 Annual Planning Report (APR) for the Larchmont Village, Property-Based, Business Improvement District (BID).

Recommendations for Council action:

1. FIND that the FY 2025 APR for the Larchmont Village BID, attached to the City Clerk report dated December 3, 2024, attached to the Council file, complies with the requirements of the State Law.
2. FIND that the increase in the 2025 budget concurs with the intentions of the Larchmont Village BID's Management District Plan and does not adversely impact the benefits received by assessed property owners.

ADOPT said FY 2025 APR for the Larchmont Village BID, pursuant to the State Law.

Fiscal Impact Statement: The City Clerk reports that there is no impact to the General Fund associated with this action.

Community Impact Statement: None submitted

Adopted Item

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

(10) **24-1586**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to requesting a report on the number of homes owned by limited liability companies and corporations in the City; options for a ballot measure that would place a tax on corporations that own a significant number of single-family homes; and other municipalities that have similar taxes and the revenue that is collected from those taxes.

Recommendation for Council action, as initiated by Motion (Nazarian – Soto-Martinez, et al.):

INSTRUCT the Chief Legislative Analyst (CLA), the Office of Finance and the Los Angeles Housing Department to report to Council in 60 days on:

- a. The number of homes owned by limited liability companies and corporations in the City.
- b. Options for a ballot measure that would place a tax on corporations that own a significant number of single-family homes (the number should be determined by the data collected).
- c. Other municipalities that have similar taxes and the revenue that is collected from those taxes.

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

Community Impact Statement: Yes

For, if Amended: NoHo Neighborhood Council

(Rules, Elections and Intergovernmental Relations Committee waived consideration of the above matter)

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsler, Nazarian, Padilla, Park, Price Jr., Raman, Soto-Martínez (13); Nays: (0); Absent: Rodriguez, Yaroslavsky (2)

(11) **23-0206**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to implementing a Fast Track Solutions Loan (Fast Track) Program for approved housing projects.

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

1. AUTHORIZE the General Manager, Los Angeles Housing Department (LAHD), or designee, to amend the Fast Track Program as described in the LAHD report dated April 20, 2025, attached to Council file No. 23-0206, and to issue a Notice of Funding Availability (NOFA) using the revised eligibility requirements.
2. AUTHORIZE the General Manager, LAHD, or designee, to reserve \$17,399,219 in various funding sources as identified in Recommendation Ltr. D of the LAHD report dated April 20, 2025, attached to the Council file.
3. AMEND and APPROVE Recommendation Ltr. C contained in the LAHD report dated April 20, 2025, attached to the Council file, respectively, to read as follows:

AUTHORIZE the Controller to:

- a. Establish a new Account No. 43AD44-Affordable Housing Projects and appropriate \$1,489,897 within the Local Housing Trust Fund No. 48G
 - b. Establish a new Account No. 43AD44-Affordable Housing Projects and appropriate \$790,651 within the Rental Housing Production Fund No. 307
4. AMEND the amounts indicated on the table under Recommendation Ltr. D contained in the LAHD report dated April 20, 2025, attached to the Council file, respectively as follows, for the following funds:
 - a. Fund No. 48G - Local Housing Trust Fund, Account No. 43AD44, Affordable Housing Projects to \$1,489,897
 - b. Fund No. 307 – Rental Housing Production, Account No. 43AD44, Affordable Housing Projects to \$790,651

5. AMEND the table under Recommendation Ltr. D contained in the LAHD report dated April 20, 2025, attached to the Council file, respectively, to revise the word "Total" to "Total not to exceed" and the dollar amount of "\$17,399,219" to "\$17,551,219".
6. AUTHORIZE the General Manager, LAHD, or designee, to obligate and disburse funding as outlined on the table under Recommendation Ltr. D contained in the LAHD report dated April 20, 2025, attached to the Council file, as amended by the above recommendations for supplemental loan funding.
7. INSTRUCT the LAHD to report to the Mayor and Council on the results of the NOFA, including the number of loan increases recommended, the amount of each loan increase recommended and the projects to be awarded increased loans.
8. AUTHORIZE the General Manager, LAHD, or designee, to prepare Controller instructions and any necessary technical adjustments consistent with Mayor and Council actions, subject to the approval of the City Administrative Office; and, REQUEST the Controller to implement the instructions.
9. DELETE the following language on Page No. 4 of the LAHD report dated April 20, 2025, attached to the Council file:

~~The proposed total amount available under this program will be limited to \$15,000,000. The funding sources are the state Permanent Loan Housing Allocation ("SB2" funds) and Linkage Fee Rental New Construction Funds.~~
10. INSTRUCT the LAHD to notify Council offices upon award along with per unit cost.

Fiscal Impact Statement: The LAHD reports that there is no impact to the General Fund. The funds requested to be obligated for this funding opportunity are from state Senate Bill 2 (SB2) funds and local Linkage Fee funds that would have been used as part of the Affordable Housing Managed Pipeline (AHMP) NOFA next year; and

several other funding sources the department identified. If the availability of Linkage Fee or SB2 does not increase in the coming year, or if HOME Program Income does not increase, the AHMP NOFA may support fewer projects next year.

Community Impact Statement: None submitted

Adopted Item

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

(12) **20-0941**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to extending interim housing periods, reducing loan amounts and amending legal documents for Project Homekey1 Program (Homekey1) projects; and related matters.

Recommendations for Council action:

1. APPROVE the extension of the interim housing period for three (3) years through December 10, 2028, with the option to extend for an additional three (3) years through December 10, 2031, for the Homekey1 projects identified on the table contained under Recommendation No. 1 of the City Administrative Officer (CAO) report dated May 7, 2025, attached to Council file No. 20-0941, that have the option to convert to permanent housing at a later date.
2. APPROVE reductions in the loan amounts to include only the City-funded portion of the acquisition costs, as the State of California Housing and Community Development Department portions of the acquisition costs are considered grant funding and should be excluded from the loans for the Homekey1 projects identified on the table contained under Recommendation No. 2 of the CAO report dated May 7, 2025, attached to the Council file.
3. APPROVE the following terms for Homekey1 sites that have been approved as permanent interim housing sites, the owner/operators will be required to provide interim housing for