

Los Angeles City Council, Journal/Council Proceeding

Friday, October 24, 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, McOsker, Nazarian, Park, Rodriguez, Soto-Martínez (10); Absent: Lee, Padilla, Price Jr., Raman, Yaroslavsky (5)

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 for which Public Hearings Have Been Held

(1) **24-0082
CD 15**

ENERGY AND ENVIRONMENT COMMITTEE REPORT relative to factors that led to the Wilmington oil spill incident on January 20, 2024.

Recommendation for Council action:

NOTE and FILE the Los Angeles Fire Department report dated August 15, 2025, attached to the Council file, relative to factors that led to the Wilmington oil spill incident on January 20, 2024.

Fiscal Impact Statement: Not applicable

Community Impact Statement: None submitted

Adopted Item Forthwith

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Jurado, McOsker, Nazarian, Park, Rodriguez, Soto-Martínez (10); **Nays:** (0); **Absent:** Lee, Padilla, Price Jr., Raman, Yaroslavsky (5)

(2) **15-0085-S11**

ENERGY AND ENVIRONMENT COMMITTEE REPORT relative to the Senate Bill (SB) 165 Annual Report requirements for Fiscal Year 2021-22 Proposition O Program.

Recommendation for Council action:

NOTE and FILE the City Administrative Officer report dated March 20, 2024, attached to the Council file, relative to the SB 165 Annual Report requirements for Fiscal Year 2021-22 Proposition O Program.

Fiscal Impact Statement: Not applicable

Community Impact Statement: None submitted

Adopted Item Forthwith

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Jurado, McOsker, Nazarian, Park, Rodriguez, Soto-Martínez (10); **Nays:** (0); **Absent:** Lee, Padilla, Price Jr., Raman, Yaroslavsky (5)

(3) **24-0585**

ENERGY AND ENVIRONMENT COMMITTEE REPORT relative to the closure and remediation of orphaned oil and gas wells in the City.

Recommendation for Council action:

NOTE and FILE the Board of Public Works report dated April 16, 2025, attached to the Council file, relative to closing and remediating orphaned oil and gas wells in the City, including plans to proactively seek out federal funding and requirements or steps that need to be taken to receive federal funding.

Fiscal Impact Statement: Not applicable

Community Impact Statement: None submitted

Adopted Item Forthwith

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Jurado, McOsker, Nazarian, Park, Rodriguez, Soto-Martínez (10); Nays: (0); Absent: Lee, Padilla, Price Jr., Raman, Yaroslavsky (5)

(4) **25-1111**

COMMUNICATIONS FROM THE CITY ADMINISTRATIVE OFFICER relative to the 2025-26 First Transportation-Related Construction Projects Report.

(Transportation Committee and Budget and Finance Committee report to be submitted in Council. If public hearing is not held in Committee, an opportunity for public comment will be provided.)

(Please visit www.lacouncilfile.com for background documents.)

TRANSPORTATION COMMITTEE and BUDGET AND FINANCE COMMITTEES' REPORT relative to the 2025-26 First Transportation-Related Construction Projects Report.

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

1. AUTHORIZE the Controller to:

- a. Transfer \$9,491,961 between departments and funds as specified in Attachment 1 of the City Administrative Officer (CAO) report dated September 24, 2025, attached to the Council file.
- b. Transfer \$1,892,690 between accounts within departments and funds as specified in Attachment 2 of the CAO report dated September 24, 2025, attached to the Council file.
- c. Appropriate \$384,818 between accounts within Departments and Funds as specified in Attachment 3 of the CAO report dated September 24, 2025, attached to the Council file.

- d. Transfer and appropriate up to \$16,133,150 between accounts, departments and funds as specified in Attachment 1 of the CAO report dated October 17, 2025, attached to the Council file.
 - e. Reduce 2023-24 appropriations to the Reimbursement of General Fund Costs within the Measure R Local Return Fund No. 51Q, Dept. 94, Account No. 94Y299 by \$9,833,579.
 - f. Reduce 2021-22 appropriations for Curb Ramps with Signal Construction & Citywide Curb Projects within the Capital and Technology Improvement Expenditure Program (CTIEP) Fund No. 100, Dept. 54, Account No. 00V815 by \$2,833,579.
 - g. Appropriate \$2,833,579 from the Cash Balance within the Measure R Local Return Fund No. 51Q, Dept. 94, to a new account entitled Curb Ramps with Signal Construction and Citywide Curb Projects within the same fund.
 - h. Reduce 2025-26 appropriation for Los Angeles River Way San Fernando Valley Completion within the CTIEP Fund No. 100, Dept. 54, Account No. 00CABA by \$7,000,000.
 - i. Appropriate \$7,000,000 from the Cash Balance within the Measure R Local Return Fund No. 51Q, Dept. 94, to a new account entitled Los Angeles River Way San Fernando Valley Completion within the same fund.
2. AUTHORIZE the approval of project scope changes of two Metro Call for Projects consisting of the Last Mile Folding Bike Incentive Program (C.F. 12-1866) and Building Connectivity with Bicycle Friendly Business Districts (C.F. 14-1680), such that the two projects will be combined into a single e-bike voucher program that will provide approximately 900 income-qualifying participants with at least \$1,500 toward the purchase of a pedal-assisted e-bike.

3. AUTHORIZE the Board of Public Works to execute the necessary documentation as required to implement the intent of the transactions.
4. AUTHORIZE the CAO to make technical corrections, as necessary, to the transactions authorized through this report, as required to implement the intent of those transactions.

Fiscal Impact Statement:

The CAO reports that the recommendations stated in this report include transfers, appropriations, and authority for expenditures totaling \$11.77 million. This consists of \$9.18 million from various special funds, and \$2.59 million in General Fund within the Capital and Technology Improvement Expenditure Program. All transfers and appropriations are based on existing funds, reimbursements, or revenues. There is a potential impact on the General Fund for operations and maintenance costs, with the amount yet to be determined. These costs will be addressed through the City budget process as projects are completed.

Financial Policies Statement:

The CAO also reports that the recommendations stated in this report comply with the City Financial Policies in that appropriations for funds are limited to available cash balances needed to fund ongoing maintenance, programming, project shortfalls, and critical operational needs in the current budget year.

Community Impact Statement: None submitted.

**Adopted Transportation Committee and Budget and Finance Committee Reports
Forthwith - SEE ATTACHED**

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Jurado, McOsker, Nazarian, Park, Rodriguez, Soto-Martínez (10); Nays: (0); Absent: Lee, Padilla, Price Jr., Raman, Yaroslavsky (5)

Items Called Special

Motions for Posting and Referral

Council Members' Requests for Excuse from Attendance at Council Meetings

Adjourning Motions

Council Adjournment

CONTINUED FROM COUNCIL MEETING OF OCTOBER 22, 2025

Items for which Public Hearings Have Been Held

(5) **25-0006-S85**

CONTINUED CONSIDERATION OF COMMUNICATION FROM THE CITY ATTORNEY and AMENDING MOTION 22A (HARRIS-DAWSON – LEE) relative to a proposed legal services agreement with Munger, Tolles & Olson LLP for legal services related to the January 2025 wildfire litigation and related federal investigations; proposed grant of informed written consent, Grigsby, et al. v. City of Los Angeles, et al., Case No. 25STCV00832, and significant exposure to litigation.

A. COMMUNICATION FROM THE CITY ATTORNEY

Recommendations for Council action:

1. AUTHORIZE the City Attorney to enter into a new contract with Munger, Tolles & Olson LLP for assistance in the litigation matter described above related to the Palisades Fire in January 2025 and related federal investigations, for an initial term of three years and an initial amount of \$750,000.
2. APPROVE of the granting of informed written consent for Munger, Tolles & Olson regarding its continued

representation of Edison International and Southern California Edison Company (and their related entities).

B. AMENDING MOTION 22A (HARRIS-DAWSON - LEE)

Recommendation for Council action:

3. REQUEST the City Administrative Officer to identify funding in the amount of \$750,000 and transfer that amount to Fund No. 100/12, Account No. 009301 – Outside Counsel, by way of the First Financial Status Report.

Community Impact Statement: None submitted

[The City Council shall recess to Closed Session, pursuant to Government Code Section No. 54956.9(d)(1), (d)(2), and (e)(2), to confer with its legal counsel relative to a proposed legal services agreement with Munger, Tolles & Olson LLP for legal services related to the January 2025 wildfire litigation and related federal investigations; proposed grant of informed written consent, Grigsby, et al. v. City of Los Angeles, et al., Case No. 25STCV00832, and significant exposure to litigation. (The pending litigation involves the above listed complaint regarding the City's alleged liability regarding damage relating to the Palisades Fire, which began on January 7, 2025.)]

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

(Continued from Council meeting of October 24, 2025. Pursuant to Council Rule 53, if the City Council has not lost jurisdiction over an item voted upon at the meeting, or caused it to be continued beyond the next regular meeting or placed in the archives, the item is continued to the next regular meeting for the purpose of permitting reconsideration of the vote.)

Adopted Item to Continue to October 29, 2025

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Jurado, McOsker, Nazarian, Park, Rodriguez, Soto-Martínez (10); Nays: (0); Absent: Lee, Padilla, Price Jr., Raman, Yaroslavsky (5)

ENDING ROLL CALL

Harris-Dawson, Hernandez, Hutt, Jurado, McOsker, Nazarian, Park, Raman, Rodriguez, Soto-Martínez (10); Absent: Blumenfield, Lee, Padilla, Price Jr., Yaroslavsky (5)

Whereupon the Council did adjourn.

ATTEST: Patrice Y. Lattimore, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL

COMMENDATORY RESOLUTIONS

MOVED BY	SECONDED BY	NAME
NAZARIAN	RODRIGUEZ	HIS HOLINESS ARAM I, CATHOLICOS OF THE ARMENIAN CHURCH, HOLY SEE OF CILICIA

BUDGET AND FINANCE COMMITTEE REPORT relative to the 2025-26 First Transportation-Related Construction Projects Report.

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

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- g. Appropriate \$2,833,579 from the Cash Balance within the Measure R Local Return Fund No. 51Q, Dept. 94, to a new account entitled Curb Ramps with Signal Construction and Citywide Curb Projects within the same fund.
- h. Reduce 2025-26 appropriation for Los Angeles River Way San Fernando Valley Completion within the CTIEP Fund No. 100, Dept. 54, Account No. 00CABA by \$7,000,000.
- i. Appropriate \$7,000,000 from the Cash Balance within the Measure R Local Return Fund No. 51Q, Dept. 94, to a new account entitled Los Angeles River Way San Fernando Valley Completion within the same fund.

2. AUTHORIZE the approval of project scope changes of two Metro Call for Projects consisting of the Last Mile Folding Bike Incentive Program (C.F. 12-1866) and Building Connectivity with Bicycle Friendly Business Districts (C.F. 14-1680), such that the two projects will be combined into a single e-bike voucher program that will provide

approximately 900 income-qualifying participants with at least \$1,500 toward the purchase of a pedal-assisted e-bike.

3. AUTHORIZE the Board of Public Works to execute the necessary documentation as required to implement the intent of the transactions.
4. AUTHORIZE the CAO to make technical corrections, as necessary, to the transactions authorized through this report, as required to implement the intent of those transactions.

Fiscal Impact Statement: The CAO reports that the recommendations stated in this report include transfers, appropriations, and authority for expenditures totaling \$11.77 million. This consists of \$9.18 million from various special funds, and \$2.59 million in General Fund within the CTIEP. All transfers and appropriations are based on existing funds, reimbursements, or revenues. There is a potential impact on the General Fund for operations and maintenance costs, with the amount yet to be determined. These costs will be addressed through the City budget process as projects are completed.

Financial Policies Statement: The CAO also reports that the recommendations stated in this report comply with the City Financial Policies in that appropriations for funds are limited to available cash balances needed to fund ongoing maintenance, programming, project shortfalls, and critical operational needs in the current budget year.

Community Impact Statement: None submitted.

Summary:

On October 21, 2025, your Budget and Finance Committee considered September 24, 2025 CAO report and October 17, 2025 CAO addendum relative to the 2025-26 First Transportation-Related Construction Projects Report. According to the CAO, the report includes transfers totaling \$38.8 million. The recommendations provide sufficient cash flow for construction activities in the Public Right of Way, offset funding shortfalls, and authorities needed to complete authorized projects utilizing various capital funds that include, CTIEP funds, special fund monies, grant awards, and Municipal Improvement Corporation of Los Angeles financing.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the CAO report and addendum. This matter is now submitted to Council for its consideration.

BUDGET AND FINANCE COMMITTEE

COUNCILMEMBER	VOTE
YAROSLAVSKY:	YES
BLUMENFIELD:	YES
HUTT:	YES
MCOSKER:	YES
HERNANDEZ:	YES

MM 10/21/25

-NOT OFFICIAL UNTIL COUNCIL ACTS-

TRANSPORTATION COMMITTEE REPORT relative to the 2025-26 First Transportation-Related Construction Projects Report.

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

CONCUR with the action taken by the Budget and Finance Committee on October 21, 2025, attached to the Council file.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that the recommendations stated in this report include transfers, appropriations, and authority for expenditures totaling \$11.77 million. This consists of \$9.18 million from various special funds, and \$2.59 million in General Fund within the CTIEP. All transfers and appropriations are based on existing funds, reimbursements, or revenues. There is a potential impact on the General Fund for operations and maintenance costs, with the amount yet to be determined. These costs will be addressed through the City budget process as projects are completed.

Financial Policies Statement: The CAO also reports that the recommendations stated in this report comply with the City Financial Policies in that appropriations for funds are limited to available cash balances needed to fund ongoing maintenance, programming, project shortfalls, and critical operational needs in the current budget year.

Community Impact Statement: None submitted.

Summary:

On October 22, 2025, your Transportation Committee considered September 24, 2025 CAO report relative to the 2025-26 First Transportation-Related Construction Projects Report. After consideration and having provided an opportunity for public comment, the Committee concurred with the actions of the Budget and Finance Committee on October 21, 2025. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Transportation Committee

COUNCILMEMBER	VOTE
HUTT:	YES
PARK:	ABSENT
HERNANDEZ:	YES
PADILLA:	ABSENT
NAZARIAN:	YES

RM
10/22/25

-NOT OFFICIAL UNTIL COUNCIL ACTS-

MOTION

I MOVE that \$37,500 in the Council District 4 portion of the Council Projects line item in the General City Purposes Fund No. 100-56, Account No. 000A28 be transferred / appropriated to the Recreation and Parks Fund No. 302-88, Account No. 3040 (Contractual Services) for two security officers to provide security services at Runyon Canyon Park from 7 p.m. to 1 a.m.

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

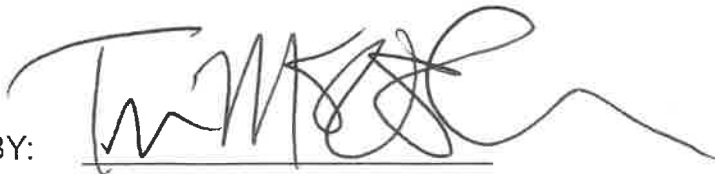
I FURTHER MOVE that the Department of Recreation and Parks be instructed and authorized to prepare, process and execute the necessary documents with and/or payments to Allied Universal Security, or any other agency or organization, as appropriate, utilizing the above amount, for the above purpose, subject to the approval of the City Attorney as to form.

PRESENTED BY:


NITHYA RAMAN

Councilmember, District 4

SECONDED BY:



ORIGINAL


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

#52

MOTION

I MOVE that \$438 be transferred / appropriated from the Council's portion of the Council District Community Services line item in the General City Purposes Fund No. 000713 to the General Services Fund No.100-40, Account No. 1100 (Hiring Hall), for services in connection with the Council District 13 special observation of the Holodomor Day of Remembrance on November 16th 2025, at City Hall, including the illumination of City Hall.

PRESENTED BY:


HUGO SOTO-MARTÍNEZ
Councilmember, 13th District

SECONDED BY:



ORIGINAL

OCT 24 2025

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

#53

MOTION

I MOVE that the Council Action take on October 21, 2025 relative to the approval of the PUBLIC WORKS COMMITTEE REPORT relative to issuing a revocable permit to ICON Panorama for commencing construction in the public right-of-way at 14665-14697 West Roscoe Boulevard, 8300-8406 North Cedros Avenue, and 8321-8413 North Tobias Avenue (Council File No. 18-0553-S2), BE AMENDED to add the following recommendations :

C. Dedicate the new alley per a separate instrument and improve it to the satisfaction of the City Engineer.

D. All improvements under BR206305 for the Tract 74315 conditions shall be suitably guaranteed by a bond and paying the appropriate fees.

PRESENTED BY:

IMELDA PADILLA
Councilmember, 6th District

SECONDED BY:

ORIGINAL

OCT 24 2025

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

#54

MOTION


Montecito II Senior Housing, LP (Sponsor), has requested that the City of Los Angeles (City) through the Los Angeles Housing Department (LAHD) issue or reissue Multifamily Housing Revenue Bonds or Notes, in an amount not to exceed \$22,150,000 to finance and/or refinance the acquisition, construction, rehabilitation, and equipping of a 64-unit multifamily housing development known as Montecito II Senior Housing (Project). The Project is located at 6658 West Franklin Avenue in Council District 13 and will provide 63 units of affordable housing and one manager unit.

In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and as part of the bond issuance process, LAHD conducted the required public hearing on September 25, 2025. Notice of the public hearing was published on September 18, 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.

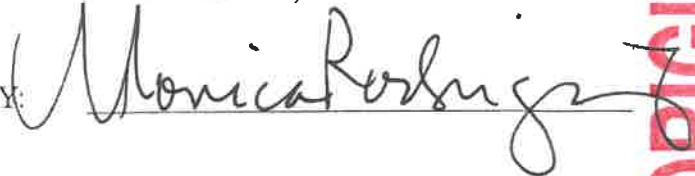
The City is a conduit issuer and is required by federal law to review and approve all projects within its jurisdiction and conduct a public hearing. The bond debt is payable solely from revenues or other funds provided by the Sponsor. The City does not incur liability for repayment of the bonds. To allow 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 September 25, 2025 for Montecito II Senior Housing and adopt the attached TEFRA Resolution approving the issuance or reissuance of bonds in an amount not to exceed \$22,150,000 to finance and/or refinance the acquisition, construction, rehabilitation, and equipping of a 64-unit multifamily housing development located at 6658 West Franklin Avenue in Council District 13.

PRESENTED BY:


HUGO SOTO-MARTINEZ
Councilmember, 13th District

SECONDED BY:



ORIGINAL

OCT 24 2025

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 "Notes") 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 Notes; and

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

WHEREAS, pursuant to the Code, Notes are required to be approved, following a public hearing, by an elected representative of the governmental lender of the Notes (or of the governmental unit on behalf of which the Notes 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 Notes 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, the terms of which are incorporated herein by reference, to appear on the website of the Los Angeles Housing Department (<https://housing2.lacity.org/highlights>) commencing on September 18, 2025, and continuing until not earlier than September 25, 2025, to the effect that a public hearing would be held on September 25, 2025, regarding the Project and the issuance or reissuance of the Notes, pursuant to a plan of financing in an amount not to exceed \$22,150,000; 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 Notes; 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 Notes by the City in one or more series up to the maximum amount of \$22,150,000 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 Notes: (a) by the applicable elected representative of the governmental lender of the Notes; 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 Notes for the Project, in one or more series and in an amount not to exceed \$23,700,000.
4. Notwithstanding anything to the contrary hereof, the City shall be under no obligation to issue any portion of the Notes 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 Notes.
5. [Reserved].
6. The "Project" referred to hereof is as follows:

Project Name	# of Units	Address	Owner
Montecito II Senior Housing	64 (including one manager unit)	6658 West Franklin Avenue (also known as 6668 Franklin Avenue), Los Angeles, CA 90028	Montecito II Senior Housing, LP

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

TEFRA PUBLIC HEARING MEETING MINUTES
THURSDAY – SEPTEMBER 25, 2025
10:02 AM
LOS ANGELES HOUSING DEPARTMENT
BY TELECONFERENCE
ROBERT VERGARA, CHAIR

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) Public Hearing for Montecito II Senior Housing.

This meeting was called to order on Thursday, September 25, 2025 at 10:02 a.m. via teleconference by the Los Angeles Housing Department.

A notice of this hearing was published in various locations on the Los Angeles Housing Department website on September 18, 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 Robert Vergara, Donald Byers, Sonia Chavez-Meza, and Adam Miller. All representatives were present via teleconference as described in the Notice.

By 10:32 a.m. there were no other representatives from the public who made themselves available and no public comments were provided, so the meeting was adjourned.

I declare under penalty of perjury that this is a true and exact copy of the TEFRA public hearing meeting minutes regarding the above referenced projects held on September 25, 2025 at Los Angeles, California.

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

Robert Vergara
Digitally signed by Robert Vergara
Date: 2025.09.25 12:14:38 -07'00'

Robert Vergara, Financial Development Officer II, LAHD

MOTION

El Nido Family Centers (El Nido), established in 1925, is a Los Angeles-based nonprofit organization that provides services to low-income families. These services include tutoring, counseling, and career guidance. Their mission is to break the cycle of poverty and strengthen families through a variety of programs focused on education, mental health, youth development, and crisis support.

The City entered into a lease agreement with El Nido for the City-owned property at 11243 Glenoaks Boulevard in December 2018. El Nido uses the property to provide their services to the surrounding community. In order for El Nido to continue to provide their services, additional space is needed for their kitchen/café. El Nido would like to expand their operations into the neighboring suite (Suite 7) in order to have adequate space. This request can be accommodated provided that El Nido grants the current tenant a right of first refusal to move into another suite on-site. Additionally, El Nido would like to have the authority to add exterior planting/greening improvements to the property, which will be added to their maintenance responsibility.

I THEREFORE MOVE that Council instruct the General Services Department to revise the City's current lease with El Nido Family Centers (El Nido) at 11243 Glenoaks Boulevard to: (1) include the authority to add exterior planting/greening improvements to the property, to be included under their maintenance responsibility; and (2) authorize El Nido to expand their operations into Suite 7, provided that El Nido grants the current tenant a right of first refusal to move into another suite on-site.

PRESENTED BY:


MONICA RODRIGUEZ
Councilmember, 7th District

SECONDED BY:



ORIGINAL

ars

OCT 24 2025

MOTION

On January 7, 2025, wildfires unprecedented in scope tore through Los Angeles County, displacing over 150,000 residents and destroying over 16,000 buildings, including over 5,500 residential buildings in the Palisades fire alone. In the aftermath of the fires, recovery is underway with the Council's leadership and the Executive Orders issued by Mayor Bass to streamline and expedite the permitting process to allow for the rapid rebuilding of the Palisades. Steady progress has resulted in the issuance of 751 permits for 407 unique addresses in the City, according to the Department of City Planning, but we should make every effort to expedite the recovery process.

In November 2022, Measure ULA was adopted by City voters. Measure ULA establishes a funding mechanism for programs to increase permanent supportive and affordable housing stock and to provide resources to tenants at risk of homelessness through a 4 percent tax on sales or transfers of real property exceeding \$5.3 million and through a 5.5 percent tax on sales or transfers of real properties of \$10.6 million or more. To date, the ordinance has generated over \$880 million in revenue, which has been used to expand eviction defense services, tenant outreach and education efforts, provide rental assistance, and fund affordable housing units. However, the Measure ULA tax has been identified as a potential obstacle to rebuilding. Potential buyers of residential properties in the Palisades factor in the cost of the ULA tax to make lower than market value offers on said properties.

On October 9, 2025, Mayor Bass issued a letter asking the City Council to grant the Director of the Department of Finance increased delegated authority to promulgate rules that grant a one-time Measure ULA tax exemption to owners of all residential properties in Pacific Palisades. The letter was based on a proposal presented by Steadfast LA, an organization created to assist rebuilding efforts in fire-affected areas. The matter deserves consideration and it is imperative that the council considers the feasibility of this proposal.

I THEREFORE MOVE that the Council request the City Attorney to provide an analysis of this proposal and, if deemed feasible, prepare and present an ordinance to effectuate the proposal, detailed in the October 9, 2025 letter, within 30 days; and

I FURTHER MOVE that the City Council instruct the Office of Finance, in coordination with the City Attorney and the Chief Legislative Analyst, to present options for a ULA rebate program for eligible property owners if the City Attorney deems the suspension of Measure ULA for fire victims to be infeasible.

PRESENTED BY: 

TRACI PARK

Councilwoman, 11th District

SECONDED BY: 

OCT 24 2025

ORIGINAL

MOTION

The *California Coastal Act* requires that development in the Coastal Zone comply with its policies. To implement this, local jurisdictions must establish Coastal Development Permit (CDP) procedures, which must be certified by the California Coastal Commission. In Los Angeles, CDP procedures are set forth in Chapter 1A, Section 13B.9.1 (Coastal Development Permit) of the Los Angeles Municipal Code. The communities that contain Coastal Zones include Venice, Playa del Rey, Pacific Palisades, Del Rey, and San Pedro.

Currently, projects that propose Accessory Dwelling Units (ADUs) located within the Coastal Zone are subject to discretionary review under the City's Coastal Development Permit procedures. This stands in contrast to areas outside the Coastal Zone, where ADUs are processed ministerially under state law. The discretionary process required of projects in the Coastal Zone results in longer processing times, higher costs, and increased pressure on limited staff resources.

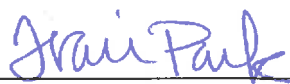
State law recognizes ADUs as a key part of California's housing strategy. Government Code §§ 65852.2 and 65852.22 require cities to provide ministerial review for ADUs and Junior ADUs and prohibit discretionary processes that create delays or barriers. Bringing the City's Coastal Development Permit procedures into alignment with these requirements would make it easier for homeowners to build ADUs while still ensuring consistency with the Coastal Act.

The California Coastal Commission has also recommended that the City reform its CDP procedures for ADUs. In a December 10, 2024 letter, the Commission outlined potential pathways to reduce fees, shorten processing times, and establish a ministerial CDP process with objective coastal resource protection standards tailored to Los Angeles' coastal communities.

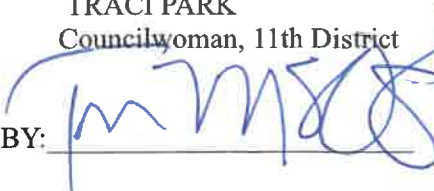
As Los Angeles faces a housing crisis, it is necessary to explore procedural reforms that allow ADUs in the Coastal Zone to be reviewed through a ministerial process. Doing so would reduce barriers to ADU construction while maintaining compliance with the Coastal Act.

I THEREFORE MOVE that the City Council instruct the Department of City Planning, with the assistance of the City Attorney, and in consultation with the California Coastal Commission, to prepare and present an Ordinance to amend Chapter 1A, Section 13B.9.1 (Coastal Development Permit) of the Municipal Code, to allow for ministerial review of applications for Accessory Dwelling Units within the Coastal Zone.

PRESENTED BY:


TRACI PARK
Councilwoman, 11th District

SECONDED BY:



ORIGINAL

OCT 24 2025

MOTION

PUBLIC SAFETY

Currently, the Police Department, through its Special Events Permit Unit, is responsible for issuing permits for a variety of temporary public events, including parades permitted as First Amendment events. These permits are subject to the approval of the Police Commission and are not transmitted to the Council for consideration. This process is designed to ensure that individuals and groups can organize events to exercise their rights while enabling the City to ensure that these events are managed in a manner that promotes the safety of residents of the City.

The number of First Amendment events in the City has increased dramatically over recent months, as people and organizations have held rallies and assemblies against Federal government policies, as is their right under the Constitution. However, the cost of managing these events for City departments has grown significantly, as many events require traffic management, street closures, and police and fire coverage to ensure events remain safe.

These increased costs come at a time when the City is also dealing with a fiscal crisis, which has severely limited any flexibility departments have to fund staffing or other City services needed for larger First Amendment events in the City. In order to ensure that the Council and Mayor are aware of the costs of these events, the Police Department should be instructed to report on the feasibility of requiring Council approval for events that are expected to have a fiscal impact for the City of \$100,000 or more.

I THEREFORE MOVE that the Police Department, with the assistance of the City Attorney, be directed to report on the feasibility of requiring First Amendment activity permits for parades that will cost the City \$100,000 or more that have been applied for or approved by the Los Angeles Police Commission beginning September 1st, 2025 to be transmitted to Council for consideration and approval, and that the report include an analysis of cost recovery for City services provided for permitted First Amendment Events, as allowed for in Section 103.111 of the Municipal Code, and on any changes to current policy or practice that would ensure the City is able to recover costs for services provided at large events.

PRESENTED BY:



HEATHER HUTT
Councilwoman, Tenth District

SECONDED BY:




ORIGINAL

OCT 24 2025

MOTION

The Chandler Bikeway is an approximately one-mile active-transportation corridor in North Hollywood, extending from Vineland Avenue to Clybourn Avenue within Council District Two. The Bikeway was constructed within a portion of the Los Angeles County Metropolitan Transportation Authority (LACMTA) right of way. Initially developed under the leadership of the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), maintenance responsibility for the paved bikeway surface and portions of the adjacent landscaped areas were later transferred to the Los Angeles Department of Transportation (LADOT) pursuant to City Council File Nos. 99-1324 and 04-2387.

Building on the original project, Council District Two implemented Phase I and is conducting Phase II improvements on the LACMTA right-of-way adjacent to the bikeway to enhance safety, access, and community amenities.

- Phase I improvements opened the Cartwright Avenue and Satsuma Avenue cul-de-sacs to the path by adding ADA pedestrian/bicycle access, decorative fencing and handrails, exercise stations, retaining walls, benches, landscaping, and solar pedestrian lighting.
- Phase II improvements will open the Strohm Avenue cul-de-sac by adding similar upgrades, including ADA pedestrian/bicycle access, decorative fencing and handrails, exercise stations, retaining walls, benches, and solar pedestrian lighting.

The existing Chandler Bikeway license agreement between the City of Los Angeles and LACMTA, executed in 2003, governs maintenance responsibilities. The agreement must be amended to incorporate the Phase I and II improvements, their construction and maintenance. The revised agreement will include language identifying Council District 2 as the entity responsible for maintaining the Phase I and Phase II improvements.

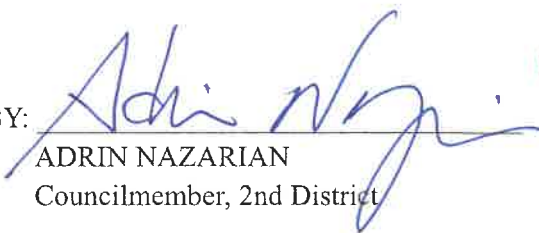
A Right-of-Entry agreement will be issued by LACMTA to the Bureau of Street Services(BSS), which is serving as the design and installation contractor on behalf of Council District 2 for Phases I and II. Issuing the agreement prior to the execution and completion of the amendment will facilitate timely project delivery and ensure compliance with the Spring 2026 funding expenditure deadline.

Per the December 21, 2007 Transfer of Maintenance Responsibility Document issued by CRA/LA, LADOT was identified as the maintenance agency of the bikeway and the 10-foot landscape strip within the right of way. BSS has no maintenance responsibility and participated only in the initial bikeway construction and Phase I and II improvements as a design and installation contractor for Council District 2.

I THEREFORE MOVE that the City Council designate Council District Two as the City's lead agency for coordination and ongoing maintenance oversight of the Phase I and Phase II Chandler Bikeway improvements located on LACMTA-owned property adjacent to the paved bikeway, including but not limited to solar pedestrian lighting; decorative fencing and handrails; retaining-wall mural; exercise stations; bike racks; gabion benches; and concrete walk and pavement improvements.

I FURTHER MOVE that the Bureau of Engineering, Bureau of Street Services, Bureau of Street Lighting, and LADOT, in coordination with the Los Angeles County Metropolitan Transportation Authority, be directed to finalize and execute documents substantially identical to the attached amendment to the existing Chandler Bikeway license agreement and incorporating the Phase I and II improvements into the City's maintenance framework under the leadership of Council District Two, with LADOT remaining the lead agency for the paved bikeway surface and adjacent 10-foot landscaped strip pursuant to prior Council action.

PRESENTED BY:


ADRIN NAZARIAN
Councilmember, 2nd District

SECONDED BY:



ORIGINAL