Los Angeles City Council, Journal/Council Proceeding
Friday, August 14, 2026
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, Hutt, Jurado, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez (10); Absent: Harris-Dawson, Hernandez, Nazarian, Rodriguez, Yaroslavsky (5)

Approval of the Minutes

Commendatory Resolutions, Introductions and Presentations

Multiple Agenda Item Comment

Public Testimony of Non-agenda Items Within Jurisdiction of Council

Items for which Public Hearings Have Been Held

(1) **26-0570**

ARTS, PARKS, LIBRARIES, AND COMMUNITY ENRICHMENT and GOVERNMENT OPERATIONS COMMITTEES' REPORT relative to the preliminary review and environmental due diligence process for the acquisition of various California Department of Transportation (Caltrans) properties for park purposes.

Recommendation for Council action:

AUTHORIZE the Department of Recreation and Parks to initiate the preliminary review and due diligence process for the possible acquisition of several Caltrans properties located throughout the City

of Los Angeles, totaling approximately 422,967.6 square feet or 9.71 acres in size (Properties), as detailed in the Board of Recreation and Park Commissioners (Board) report dated April 16, 2026, attached to the Council file.

Fiscal Impact Statement: The Board reports that acquisition of the Properties will not require additional funding to maintain the continued use of these park sites currently under lease to the City. However, additional funding is necessary for all pre-acquisition and acquisition costs, including security fencing, security cameras, surveys, title reports, environmental assessments and remediation costs, and any other action necessary to determine if the Properties are potential sites for acquisition and suitable for continued park use. Funding will be determined for each of the Properties as they become available, including all related costs. It is anticipated that acquisition costs will be substantial and therefore grant funding will be necessary to offset City's costs.

Community Impact Statement: None submitted

Adopted Motion (Jurado – McOsker) to Note and File the item - SEE ATTACHED
Ayes: Blumenfield, Jurado, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Yaroslavsky (10); Nays: (0); Absent: Harris-Dawson, Hernandez, Nazarian, Rodriguez, Soto-Martínez (5)

(2) **25-0600-S86**

GOVERNMENT OPERATIONS COMMITTEE relative to opportunities to sell surplus properties or use City properties as part of joint development or lease agreement projects to generate revenue.

***JOURNAL CORRECTION**

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

1. DECLARE that the following six properties are “Exempt Surplus Land”, as described and supported by the Findings set forth in the June 4, 2026 Municipal Facilities Committee (MFC) report, attached to the Council File:

    a. 8152 Zitola Terrace, Playa Del Rey, CA 90293 – APN 4115007903

b. 8271 Rees Street, Playa Del Rey, CA 90293 – APN 4115009900

c. 8156 Zitola Terrace, Playa Del Rey, CA 90293 – APN 4115007900

d. 8163 Zitola Terrace, Los Angeles, CA 90293 – APN 4115006900

e. 8127 Delgany Avenue, Playa Del Rey, CA 90293 – APN 4115007902

f. 545 North Bienveneda Avenue, Pacific Palisades, CA 90272 – APN 4414017901

2. DECLARE that the following 18 properties are “Surplus Land”, as supported by the Findings set forth in the June 4, 2026 MFC report, attached to the Council File:

a. 418 North Paseo Miramar, Pacific Palisades, CA 90272 – APN 4416007904

b. 418 North Paseo Miramar, Pacific Palisades, CA 90272 – APN 4416007903

c. 412 North Paseo Miramar, Pacific Palisades, CA 90272 – APN 4416007905

d. 500 North Lucero Place, Pacific Palisades, CA 90272 – APN 4416007902

e. 17904 (AKA 17908) West Castellammare Drive, Pacific Palisades, CA 90272 – APN 4416015900

f. 17919 Porto Marina Way, Pacific Palisades,, CA 90272 – APN 4416015906

g. 17550-17552 West Revello Drive, Pacific Palisades, CA 90272 – APN 4416011900

h. 17547 Castellammare Drive/Street/Way, Pacific Palisades, CA 90272 – APN 4416010900

i. 17857 Porto Marina Way, Pacific Palisades, CA 90272 – APN 4416015910

j. 17549-17553 Castellammare Drive, Pacific Palisades, CA 90272 – APN 4416010902

k. 17637 West Castelmmare Drive, Pacific Palisades, CA 90272 – APN 4416012900

l. 17916 Castellammare Drive, Pacific Palisades, CA 90272 – APN 4416015902

m. 17924 West Porto Marina Way, Pacific Palisades, CA 90272 – APN 4416015907

n. 17910 West Porto Marina Way, Pacific Palisades, CA 90272 – APN 4416015909

o. 17916 West Porto Marina Way, Pacific Palisades, CA 90272 – APN 4416015908

p. 17945 Porto Marina Way, Pacific Palisades, CA 90272 – APN 4416015901

q. 17863 Porto Marina Way, Pacific Palisades, CA 90272 – APN 4416015903

r. Marinette Road/Oracle Place, Pacific Palisades, CA 90272 – APN 4422003901

3. FIND and DETERMINE that the24 properties, as described above in Recommendation Nos. 1 and 2, are no longer required for use by the City and that the public interest is best served by their disposal.

Fiscal Impact Statement: The MFC reports that there is no General Fund impact as a result of the recommendations contained in the June 4, 2026 MFC report, attached to the Council File.

Community Impact Statement: None submitted

Adopted Motion (Park – Blumenfield) to Refer the matter to the Government Operations Committee - SEE ATTACHED
Ayes: Blumenfield, Jurado, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Soto-Martínez (10); Nays: (0); Absent: Harris-Dawson, Hernandez, Nazarian, Rodriguez, Yaroslavsky (5)

(3) **26-0735**
CD 14

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to the use of the Mangrove parking lot, located at 426-462 East Temple Street for proposed development and operation of a Little Tokyo Dome/Japan House during the 2028 Olympic and Paralympic Games.

Recommendations for Council action, as initiated by Motion (Jurado – Price):

1. INSTRUCT the City Administrative Officer (CAO), the Los Angeles Department of Transportation (LADOT), the Department of General Services (GSD), with the assistance of the City Attorney, and other relevant Departments, to negotiate a lease for the Mangrove parking lot, located at 426-462 East Temple Street, for the proposed development and operation of a Japan Entertainment/Hospitality Pavilion during the 2028 Olympic and Paralympic Games, with the Little Tokyo Service Center, the Little Tokyo Investment Group and other relevant partners.

2. INSTRUCT the CAO, LADOT and GSD, with the assistance of the City Attorney, to report within 60 days with the terms and conditions of the market rate lease, which should include opportunities for profit sharing to benefit the LADOT and the City, and the potential impacts of temporarily leasing the public parking lot along with options on how they can be mitigated.

3. INSTRUCT the Bureau of Engineering, Department of City Planning, and Department of Building and Safety, upon lease execution, to provide the necessary assistance to ensure project completion by the start of the 2028 Olympic Games.

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

Community Impact Statement: None submitted

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

(4) **25-1423**
CD 10 GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed lease agreement with 2922 South Crenshaw Blvd (LA) OZ

Owner, LLC, for office space at 2922 South Crenshaw Boulevard, Los Angeles, CA 90016 that will be utilized as a field office for Council District Ten.

Recommendation for Council action:

AUTHORIZE the Department of General Services to negotiate and execute a lease agreement with 2922 South Crenshaw Blvd (LA) OZ Owner, LLC, a Delaware limited liability company for a Council District 10 field office located at 2922 South Crenshaw Boulevard, Suite 350 Los Angeles, CA 90016 under the terms and conditions substantially outlined in the July 22, 2026 Municipal Facilities Committee (MFC) report, attached to the Council File.

Fiscal Impact Statement: The MFC reports that the proposed lease costs for this location total $490,585 for Fiscal Year (FY) 2026-27 projecting ten months of occupancy/rent. Base rent, utilities, janitorial and parking costs are estimated to cost $210,585 including $84,551 of rent and parking abatement credit. The one-time furniture, moving, and IT related costs are estimated at $280,000. With $303,000 budgeted for this lease for FY 2026-27, $187,585 is the estimated unfunded portion. GSD will coordinate with the City Administrative Officer through the Quarterly Status Report process to identify any savings within the account which could potentially offset these additional costs. At this time there is no negative impact to the General Fund. Funding for future FYs will be requested in the annual budget process.

Community Impact Statement: None submitted

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

(5) **26-0953**
CD 15

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to conducting the necessary environmental assessments of the property located at 3171 Gaffey Street, San Pedro, CA 90731 (Portions of Assessor Parcel Nos. [APN] 7442-001-915 and 7442-001-910) to allow the City to obtain site control of the shooting range facility and manage the non-profit organizations utilizing the ballfields.

Recommendations for Council action, pursuant to Motion (McOsker – Lee):

1. INSTRUCT the Bureau of Engineering (BOE), with the assistance of the Department of General Services (GSD) and Department of Parks and Recreation, to conduct the necessary environmental assessments of the property located at 3171 Gaffey Street, San Pedro, CA 90731 (situated on a portion of APN 7442-001-915 and a portion of APN 7442-001-910) to allow the City to obtain site control of the shooting range facility and manage the non-profit organizations utilizing the ballfields.

2. INSTRUCT the City Administrative Officer (CAO), with the assistance of the BOE and GSD, to identify funding necessary for the environmental review detailed above in Recommendation No. 1.

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

Community Impact Statement: None submitted

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

(6) **25-0778**
CD 14

ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2021-9959-EIR; COMMUNICATION FROM THE CITY ATTORNEY AND DRAFT ORDINANCE relative to authorizing the execution of the Development Agreement by and between the City of Los Angeles and NREA-TRC 700 LLC, relating to real property in the Downtown Community Plan Area, located at 700 South Flower Street; 700 West 7th Street; and 711 South Hope Street.

Applicant: NREA-TRC 700 LLC, Dan Cote

Representative: Craig Lawson & Co., LLC, Andie Adame

Case No. CPC-2024-8052-DA

Environmental No. ENV-2021-9959-EIR

Related Case Nos. VTT-83482-CN-HCA; CPC-2018-6388-SN; CPC-2021-9958-TDR-SPR-HCA

Community Impact Statement: None submitted

TIME LIMIT FILE - AUGUST 15, 2026

(LAST DAY FOR COUNCIL ACTION - AUGUST 14, 2026)

(Planning and Land Use Management Committee report to be submitted in Council. If a public hearing is not held in Committee, an opportunity for public comment will be provided.)

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

Adopted Item; Ordinance held over for second reading to August 21, 2026.
Ayes: Blumenfield, Jurado, Hutt, Lee, McOsker, Padilla, Park, Price Jr., Raman, Yaroslavsky (10); Nays: (0); Absent: Harris-Dawson, Hernandez, Nazarian, Rodriguez, Soto-Martínez (5)

(7) **26-0861**
CD 5

CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND RELATED CEQA FINDINGS; COMMUNICATION FROM THE LOS ANGELES CITY PLANNING COMMISSION (LACPC); AND APPEALS filed by: 1) Jack Zakariaie and Nilou Zakariaie; and 2) Mona Cohen - Concerned Bel Air Park Homeowners (Representative: Robert L. Glushon, Luna & Glushon), from the determination of the LACPC in: 1) Approving a Conditional Use, pursuant to Chapter 1 Section 12.24 U.24 and Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC) in the RE Zone; and, 2) Approving a Project Compliance and Design Review, pursuant to LAMC Chapter 1 Sections 11.5.7 and 16.50 and Chapter 1A Section 13B.4.3, with the Mulholland Scenic Parkway Specific Plan for the use and maintenance of an existing school facility for a private high school; for the reuse of an existing university campus facility (American Jewish University) for the operation of a Private High School (Milken Community School) with a maximum student enrollment of 900 students, no new construction, exterior renovations, or additional square footage is proposed,

proposed interior-only renovations reconfigure existing square footage, increasing the classroom count from 25 classrooms to a total of 40 classrooms, proposed hours of operation are weekdays Monday to Friday from 7:30 a.m. to 3:30 p.m. for regular school hours and until 7:30 p.m. for extracurricular activities including after-school sports, a limited number of faculty and students will have access to the campus on Saturdays and Sundays for extracurricular activities during both the regular school year and the summer, summer school and summer day camp hours of operation are 8:00 a.m. to 3:30 p.m., Monday through Friday, there will be a maximum of six special events per year which will last until 10:00 p.m. in the evening and may occur on weekdays or weekends, the site is in the Inner and Outer Corridors of the Mulholland Scenic Parkway Specific Plan and is upslope and Visible from the Mulholland Drive right-of-way, the Project does not propose any tree removals or grading; for the properties located at 2785, 2845, and 2791 North Casiano Road, subject to modified Conditions of Approval; and adoption of project findings.

Applicant: Tarryn Breskal - CFO/COO, Milken Community School

Representative: Mark Armbruster, Armbruster Goldsmith & Delvac LLP

Case No. CPC-2025-3449-CU3-SPPC-DRB-MSP-1A Environmental No. ENV-2025-3450-CE

Related Case No. CPC-2025-3449-CU3-SPPC-DRB-MSP

Community Impact Statement: None submitted

TIME LIMIT FILE - AUGUST 18, 2026

(LAST DAY FOR COUNCIL ACTION - AUGUST 18, 2026)

(Planning and Land Use Management Committee report to be submitted in Council. If a public hearing is not held in Committee, an opportunity for public comment will be provided.)

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

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

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

(8) **26-1039**

COMMUNICATION FROM THE CITY ADMINISTRATIVE OFFICER relative to the acceptance of the Renter Protection and Homelessness Prevention: Emergency Rental and Flexible Financial Assistance Grant from the Los Angeles County Affordable Housing Solutions Agency (LACAHSA).

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

1. NOTE and FILE the Community Investment Department (CID) report dated April 27, 2026, included as an attachment of the City Administrative Officer report dated June 8, 2026, attached to the Council file.

2. AUTHORIZE the General Manager, CID, or designee, to:

    a. Accept the LACAHSA Renter Protection and Homelessness Prevention: Emergency Rental and Flexible Financial Assistance Grant Program award in the amount of $1,300,000 to provide emergency rental and flexible financial assistance to households at risk of housing instability or homelessness for the performance period from February 1, 2026 through June 30, 2027.

    b. Execute and return the LACAHSA grant agreement with the required supporting documentation, subject to review by the City Attorney as to form.

    c. Execute any subsequent amendments to the LACAHSA grant agreement, subject to review by the City Attorney as to form.

d. Release a procurement process to select a contractor to conduct an independent audit as required by the LACAHSA grant program.

e. Negotiate and execute contracts with 14 service providers in the combined total amount of $1,222,000, as listed below:

   i. Central City Neighborhood Partners, Westlake; Contract Term: April 1, 2026 – June 30, 2027; Amount: $75,000

   ii. El Centro De Ayuda; Contract Term: April 1, 2026 – June 30, 2027; Amount: $50,000

   iii. El Centro Del Pueblo; Contract Term: April 1, 2026 – June 30, 2027; Amount: $50,000

   iv. El Nido Family Centers, South Los Angeles; Contract Term: April 1, 2026 – June 30, 2027; Amount: $50,000

   v. El Nido Family Centers, Pacoima; Contract Term: April 1, 2026 – June 30, 2027; Amount: $50,000

   vi. Toberman Neighborhood Center; Contract Term: April 1, 2026 – June 30, 2027; Amount: $50,000

   vii. 1736 Family Crisis Center; Contract Term: July 1, 2026 – June 30, 2027; Amount: $157,643

   viii. Center for the Pacific Asian Family; Contract Term: July 1, 2026 – June 30, 2027; Amount: $86,196

   ix. Coalition to Abolish Slavery and Trafficking; Contract Term: July 1, 2026 – June 30, 2027; Amount: $150,737

x. Haven Hills, Inc.; Contract Term: July 1, 2026 – June 30, 2027; Amount: $122,363

xi. Jenesse Center, Inc.; Contract Term: July 1, 2026 – June 30, 2027; Amount: $126,769

xii. Jewish Family Services Los Angeles; Contract Term: July 1, 2026 – June 30, 2027; Amount: $120,590

xiii. Peace Over Violence; Contract Term: July 1, 2026 – June 30, 2027; Amount: $95,038

xiv. Southern California Alcohol and Drug Program; Contract Term: July 1, 2026 – June 30, 2027; Amount: $37,664

3. APPROVE the funding allocation of the LACAHSA grant award for each category in the total amount of $1,300,000, as follows:

   a. Program Costs: $1,143,000

   b. Administrative Costs
      i. Service Providers: $79,000

      ii. CID: $78,000

4. REQUEST the Controller to establish new appropriation accounts within the CID Miscellaneous Grants and Awards Fund No. 65G/21, and appropriate funds in the total amount of $1,300,000, as follows:

   a. Account No. 21C249, LACAHSA-RPHP Admin Reserve: $78,000

   b. Account No. 21C250, LACAHSA-RPHP Contractors: $1,143,000

c. Account No. 21C251, LACAHSA-RPHP Admin Contractual Services: $79,000

5. AUTHORIZE the General Manager, CID, or designee, to prepare Controller instructions and/or make technical adjustments as necessary to implement the actions approved by the Mayor and the City Council, subject to the approval of the CAO; and, REQUEST the Controller to implement the instructions.

Fiscal Impact Statement: The CAO reports that proposed grant activities will be funded by the LACAHSA Renter Protection and Homelessness Prevention: Emergency Rental and Flexible Financial Assistance grant. There is no additional impact to the General Fund.

Financial Policies Statement: The CAO reports that the recommendations in the report comply with the City's Financial Policies in that grant funds will be utilized for grant-eligible activities.

Community Impact Statement: None submitted

TIME LIMIT FILE - OCTOBER 2, 2026

(LAST DAY FOR COUNCIL ACTION - OCTOBER 2, 2026)

(Budget and Finance Committee and Civil Rights, Equity, Immigration, Aging, and Disability Committee waived consideration of the above matter.)

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

Items Called Special

Motions for Posting and Referral

Council Members' Requests for Excuse from Attendance at Council Meetings

Adjourning Motions

Council Adjournment

ENDING ROLL CALL
Blumenfield, Hutt, Jurado, Lee, McOsker, Nazarian, Padilla, Park, Price Jr., Raman, Soto-Martínez (11); Absent: Harris-Dawson, Hernandez, Rodriguez, Yaroslavsky (4)

Whereupon the Council did adjourn.

ATTEST: Patrice Y. Lattimore, CITY CLERK

By

Council Clerk PRESIDENT OF THE CITY COUNCIL

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Regular Meeting recessed: 11:32 a.m.
Special Meeting convened: 11:32 a.m.
Special Meeting adjourned: 11:34 a.m.
Regular Meeting convened: 11:34 a.m.

COMMENDATORY RESOLUTIONS

MOVED BY	SECONDED BY	NAME
Jurado	McOsker	2026 Nisei Week Japanese Festival
Jurado	Soto-Martinez	Dr. Patricia Hughes
Padilla for Rodriguez	Harris-Dawson	Lalo Garcia
Jurado	Padilla	Comite Mexicano Civico Patriotico – 95th Anniversary
Jurado	Hutt	Grand Performances
Jurado	Price	Hotel Figueroa
Blumenfield – Soto-Martinez	Harris-Dawson	Liberty Hill
Hutt	Lee	Los Angeles Korean Festival Foundation's 53rd Anniversary
Harris-Dawson	Price	Billy Gene Mills
Hutt for Harris-Dawson	Soto-Martinez	Albizael Del Valle

ADJOURNING MOTIONS

MOVED BY	SECONDED BY	NAME
Park	All Members	Catherine Grace Strobel
Park	All Members	Larry Vein
McOsker	All Members	Joyce Fredericks

Item No.1

MOTION

I HEREBY MOVE that Council NOTE AND FILE Item No. 1.

PRESENTED BY_____
YSABEL JURADO
Councilmember, 14th District

SECONDED BY_____
TIM McOSKER
Councilmember, 15th District

August 14, 2026

CF 26-0570

Item No. 2

MOTION

I HEREBY MOVE that Council REFER Item No. 2 to the Government Operations Committee.

PRESENTED BY_____
TRACI PARK
Councilmember, 11th District

SECONDED BY_____
BOB BLUMENFIELD
Councilmember, 3rd District

August 14, 2026

CF 25-0600-S86

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED #5

MOTION

I MOVE that $79,048.75 from Measure M Fund 59C-94, Account No. 94YV90 (Rail to Rail - 67th St and West Bl Improvements) be transferred/appropriated to Bureau of Street Lighting Fund No. 100-84, Account No. 001090 (Overtime, General) to fund the installation of street lighting improvements as part of the 67th and West Project.

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

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

SECONDED BY: _____

ORIGINAL

BB
majs

AUG 14 2026

CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED #52

MOTION

1025 Crenshaw Avenue, LP (Borrower) has requested that the California Municipal Finance Authority (CMFA) issue one or more series of revenue bonds or notes in an aggregate principal amount not to exceed $26,000,000 to finance and/or refinance the acquisition, construction, improvement, renovation, furnishing, and equipping of a 70-unit multifamily rental housing project located at 1025 Crenshaw Boulevard in Council District 10. The Project will be owned by the Borrower and will provide affordable multifamily rental housing.

In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and as part of the bond issuance process, CMFA conducted the required public hearing on April 9, 2026. Notice of the public hearing was published on April 2, 2026. CMFA is required to provide proof to the California Debt Limit Allocation Committee that a TEFRA hearing has been conducted as part of the application process.

No City funds are or will be pledged to support this project. The City is required by federal law to review and approve all projects within its jurisdiction. The bond debt is payable solely from revenues or other funds provided by the Borrower. The City does not incur liability for repayment of the bonds. To allow the bonds to be issued, the Council should consider the minutes of the TEFRA public hearing and adopt the required Resolution (attached).

I THEREFORE MOVE that the City Council consider the attached results of the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) public hearing held on April 9, 2026 and adopt the attached Resolution to allow the California Municipal Finance Authority to issue revenue bonds or notes in an aggregate principal amount not to exceed $26,000,000 to finance and/or refinance the acquisition, construction, improvement, renovation, furnishing, and equipping of a 70-unit multifamily rental housing project located at 1025 Crenshaw Boulevard in Council District 10.

PRESENTED BY: Heather Hutt
HEATHER HUTT
Councilmember, 10th District

SECONDED BY:

ORIGINAL

sc

AUG 14 2026

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS FOR A QUALIFIED RESIDENTIAL RENTAL PROJECT IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $26,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF TEN25 BLVD. AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, 1025 Crenshaw Avenue, LP (the "Borrower") a partnership of which Jem Housing Development, Inc. (the "Developer") or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed $26,000,000 in aggregate principal amount (the "Bonds"), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 1025 Crenshaw Boulevard, Los Angeles, California (the "Project"); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Los Angeles (the "City") because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the "City Council") is the elected legislative body of the City and is one of the "applicable elected representatives" required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, following notice duly given, representatives of the Authority conducted a public hearing on behalf of the City Council regarding the issuance of the Bonds in compliance with the requirements of Section 147(f) of the Code and provided minutes of the hearing; and

WHEREAS, the City Council now desires to approve the issuance of the Bonds by the Authority;

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

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code 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) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.

TEFRA PUBLIC HEARING MEETING MINUTES
Thursday-April 9, 2026
9:30 A.M.

CALIFORNIA MUNICIPAL FINANCE AUTHORITY

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Public Hearing for the Ten25 Blvd. project.

This meeting was called to order on Thursday-April 9, 2026, at 9:30 a.m. via toll free telephone by the California Municipal Finance Authority.

A notice of this hearing was published in the *Los Angeles Daily News* on April 2, 2026 (the "Notice"). The purpose of this meeting was to hear public comments regarding the California Municipal Finance Authority's proposed issuance of bonds or notes for financing and/or refinancing the above referenced project.

The California Municipal Finance Authority representative present was Anthony Stubbs.

By 10:30 a.m. there were no other representatives from the public who made themselves available and no public comments were provided, so the meeting was adjourned.

I declare under penalty of perjury that this is a true and exact copy of the TEFRA public hearing meeting minutes regarding the above referenced projects held on April 9, 2026, at 9:30 a.m.

CALIFORNIA MUNICIPAL FINANCE AUTHORITY

By:_____
Name: Anthony Stubbs
Title: Financial Advisor, California Municipal Finance Authority

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED
#53

MOTION

I MOVE that the Council RESOLVE that a total of $90,000.00 in the Sunshine Canyon Community Amenities Trust Fund No. 699-14 be allocated/appropriated for any aspect of the efforts, operations and expenses of the following organizations and schools:

- $25,000 for Devonshire Volunteer Community Patrol
- $25,000 for Granada Hills Youth Recreation Center
- $25,000 for Granada Hills Presbyterian
- $15,000 for Vintage Magnet PTA

I FURTHER MOVE that the City Clerk be directed to prepare and process the necessary document(s) with, and/or payment(s) to, the aforementioned organizations and schools or any other agency or organization, as appropriate, in the above amounts, from the above source, and for the above purposes, subject to the approval of the City Attorney as to form, if needed; and that, if needed, the Councilmember of the Twelfth District be authorized to execute any such documents on behalf of the City.

I FURTHER MOVE that the City Clerk be authorized to make any technical corrections or clarification to the above fund transfer instructions in order to effectuate the intent of this Motion.

PRESENTED BY: _____
JOHN S. LEE
Councilmember, 12th District

SECONDED BY: _____

ORIGINAL

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AUG 14 2026

PUBLIC SAFETY

MOTION

Council File 25-0065 previously directed the City Attorney to identify ways to strengthen City and State laws, enforcement, and deterrents related to the possession, sale, and use of illegal fireworks. As the City continues to experience significant public safety, fire, and property impacts from illegal fireworks, additional legal tools may be necessary to address entities that contribute to the availability and distribution of fireworks or inherently dangerous products that ultimately enter the City and are used by consumers illegally.

I THEREFORE MOVE that the City Council request the City Attorney to report on the feasibility of the City of Los Angeles pursuing proactive civil or criminal litigation, individually or in coordination with other governmental entities, against manufacturers, importers, shippers, distributors, wholesalers, traders, retailers, commercial purchasers, and other entities whose conduct may knowingly or negligently contribute to the illegal possession, sale, distribution, or use of fireworks within the City of Los Angeles. The report should specifically examine:

1. Potential liability within the supply chain, including whether and under what circumstances manufacturers, importers, distributors, wholesalers, retailers, commercial purchasers, or other entities could be held responsible when fireworks are lawfully manufactured or sold but are subsequently diverted, trafficked, resold, illegally possessed, or illegally used within City limits.
2. Methods for tracing the supply chain, including available transaction data, shipping and distribution records, purchase histories, licensing information, retailer and wholesaler records, seizure data, fire investigations, law enforcement evidence, and other information that could help the City identify sources and patterns of illegal fireworks entering Los Angeles.
3. Potential remedies and damages, including recovery of documented City costs associated with fire suppression, emergency response, law enforcement, cleanup, property damage, public safety operations, and other impacts attributable to illegal fireworks, as well as injunctive or other equitable relief to prevent or reduce future harm.
4. Opportunities for coordinated litigation, including whether the City could pursue litigation independently or in coordination with other cities, counties, public agencies, or governmental entities experiencing similar impacts from illegal fireworks.

I FURTHER MOVE that the City Council request the City Attorney and the Chief Legislative Analyst to report on recommended next steps, including any additional data, investigative authority, interdepartmental coordination, legislative action, or pilot enforcement efforts that could strengthen the City's ability to identify responsible entities and pursue potential litigation. The report should also identify any legal or factual barriers to such litigation and, where appropriate, recommend legislative or administrative changes that could strengthen the

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City's ability to hold responsible entities accountable for the downstream impacts of the illegal use of fireworks.

PRESENTED BY: _____

TIM McOSKER
Councilmember, 15th District

SECONDED BY: _____

ORIGINAL

TRANSPORTATION

MOTION

In October 2023, Governor Newsom signed Assembly Bill 645, which took effect on January 1, 2024, authorizing six California cities, including Los Angeles, to implement speed safety camera pilot programs. In March 2026, the City Council approved the designated locations for the City's 18-month pilot program (Council File 23-1168), which will provide valuable data on speeding patterns, violations, and the effectiveness of speed safety systems.

As part of the City's implementation of the Speed Safety System Pilot Program, San Pedro was selected as one of the communities where speed safety cameras are being deployed. Paseo Del Mar in San Pedro has a history of traffic safety concerns, and warrants continued attention as the City evaluates the effectiveness of its speed safety strategies. As pilot data is collected, the City should assess whether speed safety cameras or other traffic-calming measures could further improve safety along Paseo Del Mar.

I THEREFORE MOVE that the City Council instruct the Los Angeles Department of Transportation (LADOT) to investigate the feasibility of relocating or adding speed safety cameras as part of the Speed Safety System Pilot Program to Paseo Del Mar between Gaffey Street and Barbara Street, while continuing the pilot program and associated data collection.

I FURTHER MOVE that the City Council instruct the LADOT to report on alternative or complementary traffic-calming treatments for Paseo Del Mar and the surrounding area, including, but not limited to, speed tables, raised crosswalks, enhanced signage and striping, and other proven speed-management measures, including recommendations regarding their feasibility, effectiveness, cost, and potential implementation timeline.

PRESENTED BY: _____
TIM McOSKER
Councilmember, 15th District

SECONDED BY: _____

ORIGINAL

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AUG 14 2026