

Los Angeles City Council, Journal/Council Proceeding

Wednesday, May 26, 2021

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, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, O'Farrell, Raman, Ridley-Thomas, Rodriguez and President Martinez (13);
Absent: Lee and Price (2)**

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) **21-0176
CD 13**

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a SCPE request for the properties located at 4301-4311 West Sunset Boulevard and 4300-4314 West Effie Street.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-4930-SCPE, and all comments received, that:
 - a. The proposed project qualifies as a transit priority project pursuant to Public Resources Code (PRC) Section 21155(b), which by definition means that the proposed project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of

Governments (SCAG) pursuant to PRC Section 21155(a); and contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan per PRC Section 21155(b).

b. All criteria in PRC Section 21155.1(a) and (b) are met, including environmental criteria, land use criteria; and, at least one criteria (affordable housing) in PRC Section 21155.1(c).

2. FIND that the proposed project qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore statutorily exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; for the development of 108 residential units, 10 of which would be restricted to Very Low Income household; 4,500 square feet of fitness center uses, 999 square feet of restaurant uses, and an 850 square-foot community room in a five-story mixed-use building over two levels of subterranean parking on a 36,206 square-foot (0.83 acre) lot; the project site is currently improved with a motel, a vacant auto shop, one single-family residence, and two duplex residences, to be demolished to permit the construction of the proposed project; with the proposed building to be up to 60 feet in height and contain up to 101,300 square feet of floor area, resulting in a Floor Area Ratio of 3:1; for the properties located at 4301-4311 West Sunset Boulevard and 4300-4314 West Effie Street.

Applicant: James Frost, Junction Gateway, LLC

Representative: Dave Rand, Armbruster Goldsmith and Delvac LLP

Case Nos. CPC-2016-1104-DB-SPR; VTT-74141

Environmental No. ENV-2020-4930-SCPE

Fiscal Impact Statement: None submitted by the Department of City Planning. 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 Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(2) **20-1540**
CD 9

PUBLIC WORKS COMMITTEE REPORT relative to temporarily closing the alley adjacent to 159 East Manchester Avenue, southerly of East 85th Street and between Wall Street and South Main Street.

Recommendation for Council action, pursuant to Motion (Price - O'Farrell):

INSTRUCT the City Engineer to report with recommendations to temporarily close the alley adjacent to 159 East Manchester Avenue, southerly of East 85th Street and between Wall Street and South Main Street, pursuant to State Vehicle Code Section 21101.4.

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 Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(3) **21-0446**
CD 15

PUBLIC WORKS COMMITTEE REPORT relative to designating the intersection at E Street and Bay View Avenue in Wilmington be named as "Connie Calderon Square."

Recommendations for Council action, pursuant to Motion (Buscaino - Cedillo):

1. DESIGNATE the intersection at E Street and Bay View Avenue in Wilmington as "Connie Calderon Square."
2. DIRECT the Los Angeles Department of Transportation to erect permanent ceremonial signs to this effect at this location.

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 Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(4) **21-0449
CD 15**

PUBLIC WORKS COMMITTEE REPORT relative to designating the intersection at at Lakme Avenue and Sandison Street in Wilmington as "Carlos "Tio Carlos" Prinzen Square."

Recommendations for Council action, pursuant to Motion (Buscaino - Cedillo):

1. DESIGNATE the intersection at Lakme Avenue and Sandison Street in Wilmington as "Carlos "Tio Carlos" Prinzen Square."
2. DIRECT the Los Angeles Department of Transportation to erect permanent ceremonial signs to this effect at this location.

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 Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(5) **19-0078**

INFORMATION TECHNOLOGY AND GENERAL SERVICES and
ECONOMIC DEVELOPMENT AND JOBS COMMITTEES' REPORT
relative to regional procurement portal cost recovery and outreach.

Recommendations for Council action:

1. RECEIVE AND FILE Recommendation No. 1 of the City Administrative Officer (CAO) report dated March 11, 2021, attached to the Council file.
2. INSTRUCT the Information Technology Agency (ITA) and the Chief Procurement Officer (CPO) to include an electronic payment module to collect the regional procurement portal fee and develop the policies and regulations associated with the administration and collection of the fee.
3. INSTRUCT the ITA to require staff working on the portal to categorize time spent in either the development or the maintenance of the portal to enable accurate billing for staff costs reimbursement and calculation for future fee studies, prior to the launch of the Regional Platform scheduled for summer 2021.
4. INSTRUCT the ITA and the CPO to report to Council within six months of the launch of the regional procurement portal to provide the status of implementation, including the total number of City departments, governmental agencies, and private sector entities utilizing the portal, the number of licenses issued, staffing needs, and general program outcomes.
5. INSTRUCT the CAO to review and reconcile the actual costs of the regional procurement portal after the first year following implementation to ensure the fee captures all costs and to recommend any necessary adjustments in the fee.
6. INSTRUCT the ITA and CPO to monitor the program/portal usage and provide usage data to the CAO after six months following implementation of the program.
7. AUTHORIZE the CPO to set internal and external policy on the use of the City's procurement system; and, AUTHORIZE the CPO to grant access to non-City organizations to use the regional solicitation platform to post non-City procurement opportunities.
8. INSTRUCT the CAO to identify funding to support any unmet need of the program, verified by usage data, including the cost of additional

licenses in the event the current number of licenses are not sufficient to support platform participation levels.

Fiscal Impact Statement: The CAO reports that adoption of the recommendations in the CAO report will have a potential negative impact on the General Fund. Although the calculation of the proposed fee includes all related staffing and expense costs for the portal, it excludes the administrative cost of collecting the fees. In addition, full cost recovery may not be attained if the assumed number of portal users is not met.

Financial Policies Statement: The CAO reports that the proposed fee recommended in the CAO report is in compliance with the City's Financial Policies in that the proposed fee will charge the reasonable cost of providing the service inclusive of the direct and indirect operational cost of the portal.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(6) **21-0440**

HOUSING COMMITTEE REPORT relative to authority to amend Contract C-135968 and reprogram federal funding contracted to the Housing Authority of the City of Los Angeles (HACLA), and to amend the Los Angeles County Development Authority (LACDA) Contract C-134027 and reprogram funds contracted for Housing Opportunities for the Person with HIV/AIDS (HOPWA) Program.

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

1. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to:
 - a. Execute a First Amendment to Contract No. C-135968 with the HACLA, for the continued provision of rental assistance provided to clients of the Tenant-Based Rental Assistance (TBRA) Program to:

- i. Increase compensation by \$3,333,283 for cumulative compensation amount not to exceed \$6,666,566.
 - ii. Extend the term by 12 months retroactively from July 1, 2020 through June 30, 2021 for a cumulative term of two years.
 - iii. Reprogram the use of existing funds from the administrative use category to increase the rental assistance use category by \$114,000 from the HOPWA Program Year 45 period July 1, 2019 through June 30, 2020 (Council File [C.F.] No. 18-0968), in substantial conformance with the draft First Amendment attached to the City Administrative Officer (CAO) report dated May 11, 2021, attached to the Council file, subject to the approval of the City Attorney as to form and legality, contractor's performance, funding availability, and compliance with the City's contracting requirements.
- b. Execute a Third Amendment to Contract No. C-134027 with the LACDA for the continued provision of rental assistance provided to clients of the TBRA Program to reprogram the use of existing funds from the administrative use category to increase the rental assistance use category by \$3,685 from the HOPWA Program Year 46 period July 1, 2020 through June 30, 2021 (C.F. No. 19-1204), in substantial conformance with the draft Third Amendment attached to the CAO report dated May 11, 2021, attached to the Council file, subject to the approval of the City Attorney as to form and legality, contractor's performance, funding availability, and compliance with the City's contracting requirements.
- c. Prepare Controller instructions and any technical adjustments consistent with the Mayor and Council actions related to this matter, subject to the approval of the CAO; and, request the Controller to implement the instructions.

2. AUTHORIZE the Controller to:

- a. Transfer appropriations totaling \$114,000 within the HOPWA Fund No. 569/43 for HACLA Contract C-135968 as follows:

	Account No.	Account Name	Amount
From:	43S322	HOPWA Project Sponsor Administration	\$114,000

To: 43S313 HOPWA Rental Assistance \$114,000

b. Transfer appropriations totaling \$3,685 within the HOPWA Fund No. 569/43 for LACDA Contract C-134027 as follows:

1.	Account No.	Account Name	Amount
	From: 43T322	HOPWA Project Sponsor Administration	\$3,685
	To: 43T313	Tenant Based Rental Assistance	\$3,685

3. REQUIRE the HCIDLA to complete the following actions prior to execution of the proposed Amendments:

- a. Complete the Charter Section 1022 Determination process.
- b. Ensure contract compliance documentation are submitted; and, if applicable, uploaded onto the Business Assistance Virtual Network.
- c. Coordinate with the Department of Public Works Bureau of Contract Administration for the verification of submitted compliance documentation or for confirmation of exemption from the required documentation.

Fiscal Impact Statement:

The CAO reports that there is no impact on the City's General Fund. Funding for these contract are included in the HOPWA entitlement grant for the Program Year 45 from July 1, 2019 through June 30, 2020 and Program Year 46 from July 1, 2020 through June 30, 2021. .

Financial Policies Statement: The CAO reports that the recommendations in this report comply with the City's Financial Policies in that the City's financial obligation is limited to funds budgeted for this purpose according to the City's Standard Provisions.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(7) **20-0148-S3
CD 1**

HOUSING COMMITTEE REPORT relative to amending the current Regulatory Agreement as opposed to executing a new agreement and stipulating the correct number of units by each affordability category, with the owners of Grand Plaza Senior Apartments, an affordable housing development located at 601 North Grand Avenue.

Recommendation for Council action:

INSTRUCT the Los Angeles Housing and Community Investment Department (HCIDLA), in consultation with the City Attorney, to construct a new Regulatory Agreement with 601 North Grand Avenue Partners Limited Partnership for the Grand Plaza Apartments located at 601 North Grand Avenue, to stipulate the correct affordability mix as 61 units at 50 percent of the Area Median Income (AMI), 182 units at 80 percent AMI, and 59 non-restricted units, and to make any technical corrections, as necessary.

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 Forthwith

Ayes: Blumenfield, Bonin, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Price , Raman, Ridley-Thomas (12); Nays: (0); Absent: Buscaino, Lee, Rodriguez (3)

(8) **20-1461**

ARTS, PARKS, HEALTH, EDUCATION, and NEIGHBORHOODS COMMITTEE REPORT and RESOLUTION relative to the acceptance and submittal of multiple grants and donation agreements, and related matters.

Recommendation for Council Action, SUBJECT TO THE APPROVAL OF THE MAYOR:

AUTHORIZE the Department of Recreation and Parks (RAP) to:

1. Adopt the accompanying RESOLUTION attached to the Council file, detailing eight projects for which RAP is the applicant of the Grant funds (RAP Projects), which authorizes the City and RAP to receive the Grant funds, and designates RAP's General Manager, Executive Officer, or Assistant General Manager, as the agent to conduct all negotiations, execute and submit all documents, including, but not limited to grant applications, agreements, amendments, payment requests and all other required grant documents necessary for the completion of the Grant project scope.
2. Authorize the General Manager, RAP, to accept and receive the Proposition 68 SPP Grant funds and to execute a grant agreement with the State for the RAP Projects for the scope and amount as more fully set forth in Report 21-037 and with terms substantially similar to those set forth in the sample grant agreement detailed in Report 21-037, attached to the Council file.
3. Adopt such Non-Profit Resolutions supporting the submittal of the Grant applications by Los Angeles Neighborhood Initiative (LANI) for Wilmington Town Square Public Art Elements and Western Gage Tot Lot Renovation, and Los Angeles Neighborhood Land Trust (LANLT) for the Watts Tower Arts Center Campus Expansion and 11th Street Pocket Park.
4. Approve the proposed Donation Agreements with LANI and LANLT substantially in the form attached as Attachments No. 7 and 8 to Report 21-037, respectively, setting forth the roles and responsibilities of LANI, LANLT and RAP in connection with the development of the Grant projects applied for by LANI and LANLT, the funding and construction for which would be undertaken by LANI and LANLT with the contemplated transfer of those projects to RAP upon completion for operation and maintenance, as further detailed in Report 21-037, and authorize RAP's General Manager to execute such Donation Agreements.

Fiscal Impact Statement: The Board of Recreation and Park Commissioners reports that there is no immediate fiscal impact to RAP's General Fund in applying for the Prop 68 SPP funds. However, the annual maintenance costs for the new improvements has not yet been determined as the project scopes and designs have not been finalized. Once the final designs for each project are complete, the maintenance cost impacts can

be determined and funding for the operation and maintenance of the park improvements will be requested through the regular budget process.

Community Impact Statement: None submitted

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(9) **20-1039**

ARTS, PARKS, HEALTH, EDUCATION, and NEIGHBORHOODS COMMITTEE REPORT relative to transferring appropriations to the Information Technology Agency (ITA) for communication services in Fiscal Year 2020-21.

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

ALLOW the Department of Recreation and Parks (RAP) to transfer appropriations from RAP to ITA, as further detailed in the August 18, 2020 Board of Recreation and Park Commissioners (Board) report (Report No. 20-150), attached to the Council file

Fiscal Impact Statement: The Board reports that the appropriation and transfer of funds authorized under this report will have no negative impact on RAP's General Fund.

Community Impact Statement: None submitted

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(10) **14-0455-S4**

ARTS, PARKS, HEALTH, EDUCATION, and NEIGHBORHOODS COMMITTEE REPORT relative to a grant award from the California

Department of Education, under the 2019-20 Summer Food Service Program (SFSP).

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

1. APPROVE the Department of Recreation and Parks (RAP) submission of the SFSP grant application to the California Department of Education for RAP's summer lunch program in the approximate amount of \$236,000.
2. AUTHORIZE General Manager, RAP to accept and receive the SFSP grant award in the amount of \$236,000.

Fiscal Impact Statement: The RAP reports that the projected expenses for RAP's SFSP for 2020 will be approximately \$273,000 and the anticipated reimbursement is \$236,000. As a result, the difference of \$37,000 will create a fiscal impact to RAP's General Fund.

Community Impact Statement: None submitted

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(11) **17-0090**
CD 3, 12, 15

HOMELESSNESS AND POVERTY COMMITTEE REPORT relative to requesting site approval and authority to issue Proposition HHH (Prop HHH) Permanent Supportive Housing (PSH) Loan Program Commitments for 239 supportive housing units at three Housing Challenge Projects located at 25820 Western Avenue; 18722 Sherman Way; and, 21300 Devonshire Street.

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

1. APPROVE the site selection for the Prop HHH Housing Projects at the following addresses and within the following Council Districts (CD): 25820 Western Avenue in CD 15; 18722 Sherman Way in CD 3; and,

21300 Devonshire Street in CD 12, also listed in Table 1 of the subject Prop HHH Administrative Oversight Committee (AOC) report, dated April 22, 2021, attached to the Council file.

2. AUTHORIZE the General Manager, Los Angeles Housing and Community Investment Department (HCIDLA), or designee, to issue conditional financial commitments for three Prop HHH Housing Challenge projects with each project's address as listed in Table 1 of subject Prop HHH AOC report.
3. AUTHORIZE the General Manager, HCIDLA, or designee, to negotiate acquisition, predevelopment, construction, and/or permanent loan agreements for the applicable projects identified in Table 1 of the subject Prop HHH AOC report, subject to the satisfaction of all conditions and criteria contained in the Prop HHH Housing Challenge Request For Proposals, the Prop HHH AOC report, and the Housing and Community Investment Department Award Letter (if applicable), subject to the following condition:
Prop HHH financial project commitments are subject to review and approval by the Prop HHH Citizens Oversight Committee and the AOC before recommendations are forwarded to City Council and Mayor.

Fiscal Impact Statement: The HICDLA reports that there is no impact to the General Fund.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(12) **20-1211
CD 5**

HOMELESSNESS AND POVERTY COMMITTEE REPORT and RESOLUTION relative to a request for authority to issue tax-exempt and taxable multifamily conduit revenue bonds for the development of a 51-unit supportive housing project located at 11010 Santa Monica Boulevard.

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

1. NOTE and FILE the Los Angeles Housing and Community Investment Department (HCIDLA) report dated March 23, 2021, attached to the Council file, relative to the issuance of tax-exempt and taxable multifamily conduit revenue bonds for the 11010 Santa Monica Boulevard project.
2. ADOPT the accompanying RESOLUTION attached to the subject City Administrative Officer (CAO) report, dated May 6, 2021, attached to the Council file, authorizing the issuance of up to \$13,549,000 in tax-exempt multifamily conduit revenue bonds and up to \$4,000,000 in taxable multifamily conduit revenue bonds for the 11010 Santa Monica Boulevard project.
3. AUTHORIZE the General Manager, HCIDLA, or designee, to negotiate and execute the relevant bond documents for the 11010 Santa Monica Boulevard project, subject to the approval of the City Attorney as to form.

Fiscal Impact Statement: The CAO reports that there will be no impact to the General Fund as a result of the issuance of these multifamily conduit revenue bonds for the 11010 Santa Monica Boulevard project (Project). The City is a conduit issuer and does not incur liability for the repayment of the bonds, which are a limited obligation payable solely from the revenues of the Project, and the City will in no way be obligated to make payments on the bonds.

Financial Policies Statement: The recommendations in the subject CAO report dated May 6, 2021, comply with the City's Financial Policies.

Debt Impact Statement: The CAO states that there is no debt impact as these bonds are a conduit issuance debt and not a debt of the City.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

Adopted to Reconsider Item

Ayes: Blumenfield, Bonin, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas (11); Nays: (0); Absent: Buscaino, Lee, Price , Rodriguez (4)

Adopted item as Amended Forthwith by Motion (Koretz – Martinez)

Ayes: Blumenfield, Bonin, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas (11); Nays: (0); Absent: Buscaino, Lee, Price , Rodriguez (4)

(13) **21-0174
CD 14**

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES, and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 2520 North Eastern Avenue (2532, 2608, and 2668 North Eastern Avenue, and 2647-2651 North Lombardy Boulevard).

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

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2015-1918-MND, and all comments received, with the imposition of the mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND that the MND reflects the independent judgment and analysis of the City; FIND that the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the East Los Angeles Area Planning Commission (ELAAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated May 13, 2020, effectuating a Zone Change on the project site from [Q]R1-1D and [Q]RD6-1D to (T)(Q)RD5-1D, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), for the construction, use,

and maintenance of 42 small lot homes on the approximately 218,270 square-foot lot; the small lot homes will have approximately 2,000 square feet of floor area and a maximum height of 26 feet; two parking spaces per dwelling unit to be located in garages attached to each small lot home will be provided, and up to 38 small lot homes have been designed to accommodate two additional parking spaces within each of the driveways in addition to the two required parking spaces, providing off-site options for residence and their guests; access to 38 of the small lot homes will be provided through a common access driveway accessible from Eastern Avenue, while the remaining four small lot homes will be accessible from a common access driveway from Lombardy Boulevard; the project will require the removal of 39 of 102 protected trees (Black Walnut trees) located on the site, and the grading and export of approximately 78,000 cubic yards of dirt; for the properties located at 2520 North Eastern Avenue (2532, 2608, and 2668 North Eastern Avenue and 2647-2651 North Lombardy Boulevard), subject to Conditions of Approval.

4. ADVISE the applicant, pursuant to LAMC Section 12.32 G:
...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.
5. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project, and the City may require any necessary fees to cover the cost of such monitoring.
6. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: TTLC Los Angeles - EL Sereno, LLC

Representatives: Rob Flitton, The True Life Companies (TTLC) Management, Inc. and Jim Ries, Craig Lawson and Co., LLC
Case No. APCE-2015-2048-ZC-ZAD-ZAA
Environmental No. ENV-2015-1918-MND

Fiscal Impact Statement: The ELAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Adopted Item to Continue to June 8, 2021

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(14) **20-1308
CD 14**

HOMELESSNESS AND POVERTY COMMITTEE REPORT and RESOLUTION relative to a request for authority to issue tax-exempt multifamily conduit revenue bonds and a taxable multifamily revenue bond for La Guadalupe, a 44-unit supportive housing project located at 110 South Boyle Avenue (also known as 1800 East 1st Street).

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

1. NOTE and FILE the Los Angeles Housing and Community Investment Department (HCIDLA) report dated April 13, 2021, attached to the Council file, relative to the issuance of tax-exempt and taxable multifamily conduit revenue bonds for the La Guadalupe project, located at 110 South Boyle Avenue (also known as 1800 East 1st Street).
2. ADOPT the accompanying RESOLUTION attached to the subject City Administrative Officer (CAO) report, dated May 6, 2021, authorizing the issuance of up to \$13,398,178 in tax-exempt multifamily conduit revenue bonds for La Guadalupe project located at 110 South Boyle Avenue (also known as 1800 East 1st Street).
3. AUTHORIZE the General Manager, HCIDLA, or designee, to negotiate and execute the relevant bond documents for the La

Guadalupe project, subject to the approval of the City Attorney as to form.

Fiscal Impact Statement: The CAO reports that there will be no impact to the General Fund as a result of the issuance of these multifamily conduit revenue bonds for the La Guadalupe (Project). The City is a conduit issuer and does not incur liability for the repayment of the bonds, which are a limited obligation payable solely from the revenues of the Project, and the City will in no way be obligated to make payments on the bonds.

Financial Policies Statement: The recommendations in the subject CAO report comply with the City's Financial Policies.

Debt Impact Statement: The CAO reports that there is no debt impact as these bonds are a conduit issuance debt and not a debt of the City.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(15) **21-0401
CD 6**

MITIGATED NEGATIVE DECLARATION (MND) and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 14541 West Terra Bella Street (14505, 14515, and 14541 West Terra Bella Street; 14545, 14555, and 14557 North Van Nuys Boulevard; 9100, 9110, 9112, 9116, 9118, 9124, 9126, 9128, 9130, and 9132 North Van Nuys Boulevard; and, 14551 West Nordhoff Street).

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project was assessed in the MND, No. ENV-2020-3303-MND,

adopted on December 8, 2020; and, pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, or addendum is required for approval of the project.

2. ADOPT the FINDINGS of the North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated February 4, 2021, effectuating a Zone Change on the project site from [T][Q] C2-1VL to (T)(Q) C2-1VL, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), for the construction, use, and maintenance of a new 15,468 square foot, two-story commercial retail, and office building with a maximum height of 34 feet, and associated surface parking lot containing a total of 156 vehicular parking spaces and 16 bicycle parking spaces; for the properties located at 14541 West Terra Bella Street (14505, 14515, and 14541 West Terra Bella Street; 14545, 14555, and 14557 North Van Nuys Boulevard; 9100, 9110, 9112, 9116, 9118, 9124, 9126, 9128, 9130, and 9132 North Van Nuys Boulevard; and, 14551 West Nordhoff Street), subject to Conditions of Approval.
4. ADVISE the applicant, pursuant to LAMC Section 12.32 G:
...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.
5. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project, and the City may require any necessary fees to cover the cost of such monitoring.
6. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee

Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Edmond Hagooli, Panorama Center I and II, LLC
Representative: Eric Lieberman, QES, Inc.
Case No. APCNV-2020-3302-ZC
Environmental No. ENV-2020-3303-MND

Fiscal Impact Statement: The NVAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(16) **21-0350
CD 11**

HOMELESSNESS AND POVERTY COMMITTEE REPORT relative to evaluating site feasibility and identifying funding for potential projects at various locations in order to continue to try different interventions to address homelessness.

Recommendations for Council action, pursuant to Motion (Bonin - Ridley-Thomas):

1. INSTRUCT the Office of the City Administrative Officer (CAO) to evaluate and identify funding for the following potential projects at the following proposed locations:
 - a. A temporary site for single-occupancy tiny homes or safe camping at the county-owned parking lot at Will Rogers State Beach, 17000 CA-1 in Pacific Palisades.
 - b. A temporary site for single-occupancy tiny homes, safe camping, or safe parking site at the county-owned Parking Lot #3 at Dockweiler Beach, 11999 Vista Del Mar in Playa del Rey.

- c. A temporary site specifically for RV safe parking located at the county-owned RV park at Dockweiler Beach, 12001 Vista Del Mar, Playa Del Rey, CA 90293.
 - d. A temporary site for single-occupancy tiny homes or safe camping site at the county-owned parking lot at Lot 2, 13477 Fiji Way (Parcel 49R) in Marina Del Rey, as amended by the Homelessness and Poverty Committee.
2. INSTRUCT the CAO to evaluate and identify funding for a temporary site for single-occupancy tiny homes or safe camping sites at property owned by Culver City for a joint LA-Culver City program.
3. INSTRUCT the CAO to identify funding for a lease agreement for a temporary safe camping site at the privately-owned parcel at 5000 Beethoven Avenue in Del Rey, including the provision of services, security, and resources where a large tent encampment currently exists.
4. INSTRUCT the Department of Recreation and Parks (RAP) to evaluate the feasibility of identifying a portion of Westchester Park for a safe camping program, while allowing for the resumption of parks and recreation programs and public use of the rest of the park, and INSTRUCT the CAO to identify funding for safe camping there.
5. INSTRUCT the RAP to evaluate the feasibility of identifying a portion of Mar Vista Park for a safe camping program, while allowing for the resumption of parks and recreation programs and public use of the rest of the park, and INSTRUCT the CAO to identify funding for safe camping there.
6. INSTRUCT the CAO to work with Los Angeles World Airports (LAWA) to identify and fund an airport-owned site the City can use, pending Federal Aviation Administration (FAA) approval, for safe camping, safe parking, or tiny homes.
7. INSTRUCT the CAO to evaluate and identify funding for a temporary shelter, for homeless women in vacant space adjacent to the Council District 11 offices at the West Los Angeles Municipal Building at 1645 Corinth Avenue.
8. INSTRUCT the Los Angeles Housing and Community Investment Department (HCIDLA) to work with CD 11 and willing potential sellers to purchase additional hotels or motels, subject to additional City

Council approval, with additional Project Homekey funds that may become available July 1, 2021.

9. INSTRUCT the Housing Authority of the City of Los Angeles to work with CD 11 and willing property owners to enter into master lease agreements, subject to subsequent City Council approval, for hotel rooms or apartment units to be used for homeless housing.

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

Community Impact Statement: Yes

For:

Del Rey Neighborhood Council
South Robertson Neighborhood Council

Against unless Amended:

Bel Air-Beverly Crest Neighborhood Council
Neighborhood Council Westchester/Playa

Against:

Mar Vista Community Council
Westside Neighborhood Council
Westwood Neighborhood Council

Adopted item as Amended Forthwith by Motion (Bonin – Koretz) and Motion (Martinez – Bonin)

Ayes: Blumenfield, Bonin, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Price , Raman, Ridley-Thomas, Rodriguez (13); Nays: Buscaino (1); Absent: Lee (1)

(17) **17-0600-S45**

PERSONNEL, AUDITS, AND ANIMAL WELFARE COMMITTEE report relative to implementation, benchmarks, and hiring goals for the Targeted Local Hiring (TLH) Program.

Recommendation for Council action:

NOTE and FILE the May 2, 2021 Personnel Department report relative to implementation, benchmarks, and hiring goals for the TLH and Strategic Workforce Development Task Force.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(18) **21-0462**

PERSONNEL, AUDITS, AND ANIMAL WELFARE COMMITTEE and ORDINANCE FIRST CONSIDERATION relative to the establishment of salary for the new Bridge-to-Jobs Program classifications of Accounting Clerk Trainee (Class Code 1227) and Accounting Clerk Assistant (Class Code 1225).

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

1. PRESENT and ADOPT the accompanying Ordinance dated March 30, 2021, approved as to form and legality by the City Attorney, to amend Schedule A of Los Angeles Administrative Code (LAAC) Section 4.61 to establish the salary for the newly created classifications of Accounting Clerk Assistant (Class Code 1227) and Accounting Clerk Trainee (Class Code 1225) for the Bridge-to-Jobs Hiring Program.
2. AUTHORIZE the City Administrative Officer (CAO) to amend the appropriate Memorandum of Understanding (MOU) to reflect the salary approved by Ordinance upon accretion of said classes to a bargaining unit.
3. AUTHORIZE the CAO and the Controller to correct any clerical errors in or make any technical corrections to the Ordinance.

Fiscal Impact Statement: The CAO reports that there is no additional impact to the General Fund anticipated. Participating Departments will use vacant civil service position authorities to hire into these classifications.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(19) **15-0334-S8**

PERSONNEL, AUDITS, AND ANIMAL WELFARE COMMITTEE REPORT relative to the exemption of one Controller Aide (Class Code 9199) position for the Office of the Controller from the Civil Service pursuant to Charter Section 1001 (b).

Recommendation for Council action:

APPROVE the exemption of one Controller Aide (Class Code 9199) position for the Controller from the Civil Service provisions of the City Charter pursuant to Charter Section 1001(b).

Fiscal Impact Statement: None submitted by the Mayor. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 8, 2021

(LAST DAY FOR COUNCIL ACTION - JUNE 8, 2021)

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(20) **20-0258-S1**

PERSONNEL, AUDITS, AND ANIMAL WELFARE COMMITTEE REPORT relative to the re-exemption of one Assistant General Manager (Class Code 1745) position for the Personnel Department from the City Civil Service pursuant to Charter Section 1001(b).

Recommendation for Council action:

APPROVE the re-exemption of one Assistant General Manager (Class Code 1745) for the Personnel Department pursuant to Charter Section 1001(b).

Fiscal Impact Statement: None submitted by the Mayor. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 8, 2021

(LAST DAY FOR COUNCIL ACTION - JUNE 8, 2021)

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(21) **21-0129**

PERSONNEL, AUDITS, AND ANIMAL WELFARE COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to amending Ordinance No. 186937 to postpone salary increases for non-represented Airport Police classes.

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

1. PRESENT and ADOPT the accompanying ORDINANCE dated May 6, 2021, approved as to form and legality by the City Attorney, to amend Ordinance No. 186937 to postpone previously scheduled salary increases for the non-represented classes of:
 - a. Airport Police Commander (Class Code 3233)
 - b. Assistant Airport Police Chief (Class Code 3234)

c. Airport Police Chief (Class Code 3232)

2. AUTHORIZE the Controller and the City Administrative Officer (CAO) to correct any clerical errors, or, if approved by the City Attorney, any technical errors in the above Ordinance.

Fiscal Impact Statement: The CAO reports that there is no fiscal impact on the General Fund.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(22) **21-0391**
CD 15

PERSONNEL, AUDITS AND ANIMAL WELFARE COMMITTEE REPORT relative to proposed contract with Spay Neuter Project of Los Angeles (SNP LA) for the operation of the Harbor Animal Services Center on-site spay/neuter clinic.

Recommendation for Council action:

AUTHORIZE the General Manager, Department of Animal Services (DAS), or designee, to execute an agreement between the Animal Services Department (DAS) and SNP LA, to operate the Harbor Animal Service Center's Spay/Neuter Clinic for a period of three years, from July 1, 2021 through June 30, 2024, with two one-year options to extend, for an amount not to exceed \$350,000 annually or \$1,050,000 for the initial term, subject to the review and approval by the City Attorney as to form.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that approval of the recommendation contained in the May 12, 2021 CAO report, attached to the Council File, will have no additional impact on the General Fund. Sufficient funding for this purpose is available in the Animal Sterilization Trust Fund.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 7, 2021

(LAST DAY FOR COUNCIL ACTION - JUNE 4, 2021)

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(23) **21-0414**

PERSONNEL, AUDITS, AND ANIMAL WELFARE COMMITTEE REPORT relative to salary adjustments for Senior Electrical Mechanic Supervisor (SEMS) A (Class Code 3836).

APPROVE the 2.35 percent salary adjustment for the SEMS A (Class Code 3836) to be in parity with the Senior Electrical Repair Supervisor (SERS) (Class Code 3856), as detailed in the March 18, 2021 Los Angeles Department of Water and Power (LADWP) report, attached to the Council File.

Fiscal Impact Statement: The LADWP reports that there are currently 25 SEMS A positions assigned to DDR No. 94-38177. The fiscal impact of salary adjustment to the SEMS A, in parity with the SERS A, DDR No. 93-38004, is \$91,350 annually. There is no fiscal impact to the City's General Fund.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(24) **21-0413**

PERSONNEL, AUDITS, AND ANIMAL WELFARE COMMITTEE REPORT relative to salary adjustments for the Senior Underground Distribution Construction Supervisor (SUDCS) Class Code 3815.

Recommendation for Council action:

APPROVE the ten percent salary adjustments for the SUDCS classification, Class Code 3815, as detailed in the March 18, 2021 Los Angeles Department of Water and Power (LADWP) report and attached to the Council File.

Fiscal Impact Statement: The LADWP reports that assuming eight SUDCSs are receiving 'A' pay level and zero SUDCSs are at the 'B' pay level, the annual fiscal impact would be approximately \$131,126 from the previously approved rates, while having no fiscal impact on the City's General Fund.

Community Impact Statement: None submitted.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(25) **21-0390
CD 1**

PERSONNEL, AUDITS, AND ANIMAL WELFARE COMMITTEE REPORT relative to proposed contract with Western University of Health Sciences School of Veterinary Medicine for the operation of the North Central Animal Services Center on-site spay/neuter clinic.

Recommendation for Council action:

AUTHORIZE the General Manager, Department of Animal Services (DAS), or designee, to execute an agreement between the DAS and the Western University of Health Sciences College of Veterinary Medicine, to operate the North Central Animal Service Center's Spay/Neuter Clinic for a period of three years, from July 1, 2021 through June 30, 2024, with two one-year options to extend, for an amount not to exceed \$350,000 annually or \$1,050,000 for the initial term, subject to the review and approval by the City Attorney as to form.

Fiscal Impact Statement: The City Administrative Officer reports that approval of the recommendation contained in the May 12, 2021 CAO report, attached to the Council File, will have no additional impact on the General Fund. Sufficient funding for this purpose is available in the Animal Sterilization Trust Fund.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 7, 2021

(LAST DAY FOR COUNCIL ACTION - JUNE 4, 2021)

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(26) **21-0389
CD 11**

PERSONNEL, AUDITS AND ANIMAL WELFARE COMMITTEE REPORT relative to proposed contract with Value Vet, Inc. (dba Shelter Veterinary) for the operation of the West Los Angeles Animal Services Center on-site spay/neuter clinic.

Recommendation for Council action:

AUTHORIZE the General Manager, Department of Animal Services (DAS), or designee, to execute an agreement between the DAS and Value Vet, Inc. dba Shelter Veterinary, to operate the West Valley Animal Service Center's Spay/Neuter Clinic for a period of three years, from July 1, 2021 through June 30, 2024, with two one-year options to extend, for an amount not to exceed \$350,000 annually or \$1,050,000 for the initial term, subject to the review and approval by the City Attorney as to form.

Fiscal Impact Statement: The City Administrative Officer reports that approval of the recommendation contained in the May 12, 2021 CAO report, attached to the Council File, will have no additional impact on the General Fund. Sufficient funding for this purpose is available in the Animal Sterilization Trust Fund.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JUNE 7, 2021

(LAST DAY FOR COUNCIL ACTION - JUNE 4, 2021)

Adopted to Continue Item and Motion (Koretz – Bonin) to June 1, 2021

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(27) **20-0841-S7
CD 13**

STATUTORY EXEMPTION and HOMELESSNESS AND POVERTY COMMITTEE REPORT relative to negotiating and executing a no-cost sublease with Urban Alchemy to operate an interim housing facility with up to 74 beds, located at 1455 -1461 North Alvarado.

Recommendations for Council action:

1. DETERMINE that the City's activities related to the homeless shelter located at 1455 -1461 North Alvarado Street, Los Angeles, CA 90026 are in furtherance of the City Council's action on December 9, 2020, which Council determined was statutorily exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency, as set forth in the Notice of Exemption in the Council's prior action. On December 9, 2020, City Council determined that the pallet shelter project involved in this approval was exempt from the CEQA and approved the project (CF No. 20-0841).
2. AUTHORIZE the Department of General Services to negotiate and execute a no-cost sublease with Urban Alchemy for the property located at 1455 – 1461 North Alvarado Street Los Angeles, CA 90026, in Council District 13, for use as an interim housing facility as part of the COVID-19 Homelessness Roadmap (Roadmap).

Fiscal Impact Statement: The Municipal Facilities Committee (MFC) reports that there is no anticipated impact to the General Fund at this time. In Fiscal Year 2021-22, the annual cost to operate this site will be \$1,485,550. The City portion of this cost after the County Commitment to Roadmap operations will be \$742,775. Funding for these costs will be considered through the City's annual budget process, which is subject to Mayor and Council approval.

Community Impact Statement: Yes.

For if Amended: Echo Park Neighborhood Council

(Ad Hoc Committee on COVID-19 Recovery and Neighborhood Investment waived consideration of the above matter)

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

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

(28) 21-0600

ANNUAL BUDGET RESOLUTION FOR FISCAL YEAR 2021-22 TO BE SUBMITTED BY THE CITY ATTORNEY, CITY ADMINISTRATIVE OFFICER AND CHIEF LEGISLATIVE ANALYST.

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Price, Raman, Ridley-Thomas, Rodriguez (14); Nays: (0); Absent: Lee (1)

(29) 15-0876-S1

ADMINISTRATIVE EXEMPTION and COMMUNICATION FROM THE BOARD OF HARBOR COMMISSIONERS (BOHC) relative to amending the Port of Los Angeles (POLA) contract with PierPass, LLC.

Recommendations for Council action:

1. ADOPT the determination by the BOHC that the proposed action is administratively exempt under the California Environmental Quality Act (CEQA) in accordance with Article II, Section 2(f) of the Los Angeles City CEQA Guidelines.
2. APPROVE BOHC Resolution No. 21-9797 authorizing proposed Second Amendment to POLA Agreement No. 21-E6967-B with PierPass, LLC, extending the term by one year with an option to extend the term for one additional year for the collection of trucking gate move data from electronic gate management equipment at the

seven major container terminals in support of the Clean Truck Program and the annual POLA emissions inventories.

Fiscal Impact Statement: The BOHC reports that this action will not impact the General Fund.

TIME LIMIT FILE - JULY 9, 2021

(LAST DAY FOR COUNCIL ACTION - JUNE 30, 2021)

(Trade, Travel, and Tourism Committee waived consideration of the above matter)

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Price , Raman, Ridley-Thomas, Rodriguez (14); Nays: (0); Absent: Lee (1)

(30) **21-0014**

COMMUNICATION FROM THE PERSONNEL DEPARTMENT relative to modifying prior Council action approving a Letter of Agreement modifying the Special Memorandum of Understanding on commute options and parking.

Recommendation for Council action:

MODIFY the prior Council of February 23, 2021 approving a Letter of Agreement to the Special Memorandum of Understanding on Commute Options and Parking regarding terms and conditions for temporarily suspending employee parking fees for six pay periods.

Fiscal Impact Statement: None submitted by the Personnel Department.

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

Community Impact Statement: None submitted.

(Personnel, Audits, and Animal Welfare Committee waived consideration of the above matter)

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Price , Raman, Ridley-Thomas, Rodriguez (14); Nays: (0); Absent: Lee (1)

(31) **21-0002-S110**

COMMUNICATION FROM THE CHIEF LEGISLATIVE ANALYST (CLA) and RESOLUTION (RIDLEY-THOMAS – RODRIGUEZ) relative to HR 1793, the Doshia Joi Immediate Coverage for Former Foster Youth Act; HR 1794, the Foster Youth Dental Act of 2021; HR 1795, the Expanded Coverage for Former Foster Youth Act; and HR 2028, the Fostering Postsecondary Success for Foster and Homeless Youth Act, which would address healthcare and educational attainment for constituents of the child welfare system.

Recommendation for Council action, SUBJECT TO THE CONCURRENCE OF THE MAYOR:

ADOPT the accompanying RESOLUTION to include in the City's 2021-22 Federal Legislative Program SUPPORT HR 1793, the Doshia Joi Immediate Coverage for Former Foster Youth Act; HR 1794, the Foster Youth Dental Act of 2021; HR 1795, the Expanded Coverage for Former Foster Youth Act; and HR 2028, the Fostering Postsecondary Success for Foster and Homeless Youth Act, which would address healthcare and educational attainment for constituents of the child welfare system.

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

Community Impact Statement:

For:

Los Feliz Neighborhood Council

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

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Price , Raman, Ridley-Thomas (12); Nays: (0); Absent: Buscaino, Lee, Rodriguez (3)

(32) **21-0002-S105**

RESOLUTION (BUSCAINO – BONIN) relative to establishing the City's position in its 2021-22 State Legislative Program regarding Assembly Bill

(AB) 816 (Chiu), which would require the California Department of Housing and Community Development and local governments of California to have their own local plans to reduce homelessness by 90 percent by December 31, 2029 and to establish a Homelessness Inspector General who would ensure that each local government is following through on their plan based on their financial capability.

Recommendation for Council action, SUBJECT TO THE CONCURRENCE OF THE MAYOR:

ADOPT the accompanying RESOLUTION to include in the City's 2021-22 State Legislative Program SUPPORT for AB 816 (Chiu), which would require the California Department of Housing and Community Development and local governments of California to have their own local plans to reduce homelessness by 90 percent by December 31, 2029 and to establish a Homelessness Inspector General who would ensure that each local government is following through on their plan based on their financial capability.

Community Impact Statement: None submitted.

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

Adopted Item to Continue to June 2, 2021

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Raman, Ridley-Thomas, Rodriguez (13); Nays: (0); Absent: Lee, Price (2)

(33) **21-0532
CD 13**

MOTION (O'FARRELL – PRICE) relative to authority to submit a proposal for the Proposition K-Tenth Cycle Request for Proposal (RFP) to complete the Phase II restoration of Frank Lloyd Wright's Residence A.

Recommendation for Council action:

AUTHORIZE the Department of Cultural Affairs (DCA) to submit a proposal for the Proposition K-Tenth Cycle RFP and commit to make the Residence A property located in Barnsdall Park available for purposes of the project and its related programs and services, if DCA is awarded funds for Phase II

Restoration of Frank Lloyd Wright's Residence A as detailed in the Motion and attached to the Council file.

Community Impact Statement: None submitted

(Arts, Parks, Health, Education, and Neighborhoods Committee waived consideration of the above matter)

Adopted Item Forthwith

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Price , Raman, Ridley-Thomas, Rodriguez (14); Nays: (0); Absent: Lee (1)

(34) **20-0147-S39**

CONSIDERATION OF MOTION (KORETZ - BLUMENFIELD - MARTINEZ – ET AL.) relative to a request to revise the Emergency Order regarding Supplemental Paid Sick Leave Due to COVID-19.

Recommendation for Council action:

REQUEST the Mayor to revise the Emergency Order relative to Supplemental Paid Sick Leave Due to COVID-19 to include provisions to grant all employees employed by private businesses/entities located in the City of Los Angeles, irrespective of the size of their employer, up to an additional four hours of paid leave per injection to receive the COVID-19 vaccine, as well as paid time off for any vaccine related side effects.

Community Impact Statement: None submitted.

(Ad Hoc Committee on COVID-19 Recovery and Neighborhood Investment waived consideration of the above matter)

Adopted item as Amended Forthwith by Motion (Koretz – Martinez)

Ayes: Blumenfield, Bonin, Buscaino, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Price , Raman, Ridley-Thomas, Rodriguez (14); Nays: (0); Absent: Lee (1)

Items Called Special

Motions for Posting and Referral - SEE ATTACHED

Council Members' Requests for Excuse from Attendance at Council Meetings

Adjourning Motions

Council Adjournment

ENDING ROLL CALL

Blumenfield, Bonin, Cedillo, de León, Harris-Dawson, Koretz, Krekorian, Martinez, O'Farrell, Price ,
Raman, Ridley-Thomas (12); Absent: Buscaino, Lee, Rodriguez (3)

Whereupon the Council did adjourn.

ATTEST: Holly L. Wolcott, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL

MOTION

I HEREBY MOVE that Council AMEND the Homelessness and Poverty Committee Report (Item No. 12, Council file No. 20-1211, Wednesday, May 26, 2021 Council meeting) relative to the issuance of tax-exempt and taxable multifamily conduit revenue bonds for the development of a 51-unit supportive housing project located at 11010 Santa Monica Boulevard to add the following recommendation, SUBJECT TO THE APPROVAL OF THE MAYOR:

ADOPT the bond RESOLUTION attached to the HCIDLA report dated March 23, 2021 instead of the resolution attached to the CAO report dated May 6, 2021.

PRESENTED BY _____
PAUL KORETZ
Councilmember, 5th District

SECONDED BY _____
NURY MARTINEZ
Councilmember, 6th District

May 26, 2021

CF 20-1211

MOTION

I HEREBY MOVE that Council AMEND the Homelessness and Poverty Committee report relative to evaluating site feasibility and identifying funding for potential projects at various locations in order to continue to try different interventions to address homelessness to:

ADD the word “temporary” to the fourth, fifth, and sixth moving clauses of the Homelessness and Poverty Committee report.

PRESENTED BY _____
MIKE BONIN
Councilmember, 11th District

SECONDED BY _____
PAUL KORETZ
Councilmember, 5th District

May 26, 2021

CF 21-0350

CD 11

ITEM No. 16-A

M O T I O N

I MOVE that the matter of the Homelessness and Poverty Committee Report relative to evaluating site feasibility and identifying funding for potential projects at various locations in order to continue to try different interventions to address homelessness, Item No. 16 on today's Council Agenda (CF 21-0350), **BE AMENDED** to instruct the Recreation and Parks Department (including the Commission) to report on the impact on the City park system and the surrounding communities' use of parks in poor park areas if park locations are identified for homelessness use.

PRESENTED BY: _____
NURY MARTINEZ
Councilwoman, 6th District

SECONDED BY: _____
MIKE BONIN
Councilmember, 11th District

May 26, 2021

ak

MOTION

I HEREBY MOVE that Council AMEND the Personnel, Audits, and Animal Welfare Committee report relative to a proposed contract with Value Vet, Inc. for the operation of the West Los Angeles Animal Services Center on-site spay/neuter clinic to:

REVISE the recommendation to replace the words "West Valley" with the words "West Los Angeles."

PRESENTED BY _____
PAUL KORETZ
Councilmember, 5th District

SECONDED BY _____
MIKE BONIN
Councilmember, 11th District

May 26, 2021

CF 21-0389

CD 11

MOTION

I MOVE to AMEND the MOTION (KORETZ - BLUMENFIELD - MARTINEZ – ET AL.) relative to providing supplemental sick leave to workers affected by COVID - 19 (Item No. 34, Council file No. 20-0147-S39), to REQUEST that the Mayor: (1) revise the existing Supplemental Paid Sick Leave Emergency Order to permit use of supplemental paid sick leave to obtain a COVID-19 vaccine and to recover from any vaccine related side effects; and (2) draft an Emergency Order to provide paid leave to receive the COVID-19 vaccine and include the following provisions:

1) All Employers, regardless of size, shall provide Employees up to 4 hours of paid time off to obtain each injection, and up to 8 hours for recovery from vaccination related side effects.

2) If an Employer already provides paid time off to obtain the vaccine and to recover from any vaccine related side effects pursuant to Labor Code Section 248.2 or the Mayor’s Supplemental Paid Sick Leave Emergency Order, then the Employer may count those paid leave hours towards the total number of hours the Employer is required to provide Employees under the Order.

3) A Full-Time Employee who has exhausted all available leave time under Labor Code Section 248.2 or the Mayor’s Supplemental Paid Sick Leave Emergency Order due to prior COVID-19 related impacts is entitled to up to 4 hours of additional paid leave per injection and up to 8 hours of additional paid leave for recovery from vaccination related side effects. Part-time employees should be compensated at a prorated rate based on the number of hours worked in the previous two weeks.

4) An Employer may ask an Employee to provide written verification of receipt of the COVID-19 vaccine in order to receive COVID-19 Vaccine Leave.

PRESENTED BY: Paul Koretz
PAUL KORETZ
Councilmember, 5th District

SECONDED BY: Nury Martinez
NURY MARTINEZ
Councilmember, 6th District

MAY 26 2021



MOTION

The 2020-21 Year-End Financial Status Report (FSR) includes budgetary adjustments to close out the fiscal year. These adjustments will address the budget gap attributed to the elimination of furloughs and unbudgeted pandemic related activities. It is anticipated that the Council will consider the FSR in June, but some departments require supplemental funding now to meet immediate payroll and contractual obligations. Therefore, I move to:

1. Transfer \$10,562,236 from the Unappropriated Balance Fund No. 100/58, Account No. 580196, Reserve for Mid-Year Adjustments Account to the following funds and accounts:

<u>Fund No./Department</u>	<u>Account No.</u>	<u>Amount</u>
100/02, Aging	003040, Contractual Services	\$ 2,300,000
100/14, City Clerk	001010, Salaries General	1,212,512
100/35, Emergency Management	001010, Salaries General	50,832
100/74, Board of Public Works	001010, Salaries General	700,001
100/78, Bureau of Engineering	001010, Salaries General	4,600,000
100/84, Bureau of Street Lighting	001010, Salaries General	1,698,891
	Total	\$ 10,562,236

2. Transfer \$245,275 from the Capital Finance Administration Fund No. 100/53, Account No. 000342, MICLA 2012-B CP Real Property Refinancing to the Bureau of Street Lighting Fund No. 100/84, Account No. 001010, Salaries General.
3. Transfer \$35,000 in Sewer Capital Funds from the Bureau of Engineering Fund No. 100/78, Account No. 001090, Overtime General to the Bureau of Engineering Fund No. 100/78, Account No. 001100, Hiring Hall Salaries.

PRESENTED BY

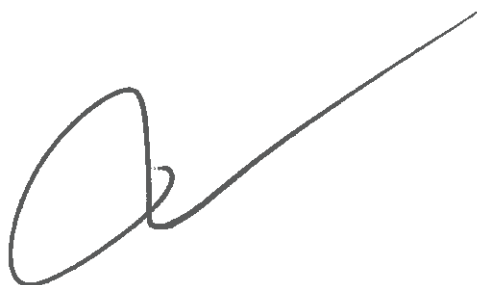


PAUL KREKORIAN
Councilmember, 2nd District

SECONDED BY



MAY 26 2021



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


#52

M O T I O N


I MOVE that \$5,819 in the AB1290 Fund No. 53P, Account No. 281210 (CD 10 Redevelopment Projects - Services) be transferred / appropriated to the Subventions and Grants Fund No. 305-50, Revenue Source 4658 / 01 for services associated with COVID19 Food Distribution in Council District 10 provided by the Bureau of Street Services (BSS Invoice Number 20210017-2021).

I FURTHER MOVE that the Bureau of Street Services 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:


MARK RIDLEY-THOMAS
Councilmember, 10th District

SECONDED BY:


BOB BLUMENFIELD
Councilmember, 3rd District

MAY 26 2021



TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED #54


MOTION

The Sunland-Tujunga Neighborhood Council (STNC), a certified Neighborhood Council, is coordinating a street banner campaign. The purpose of the street banner campaign is to encourage diverse stakeholders to get involved in the STNC programs and activities.

I THEREFORE MOVE that the City Council, in accordance with Los Angeles Municipal Code (LAMC) Section 62.132, approve the Street Banner program being coordinated by the Sunland-Tujunga Neighborhood Council, as a City of Los Angeles Non-Event Street Banner Program for the period of June 2021 to June 2022.

I FURTHER MOVE that the City Council approve the content of the attached street banner designs.

PRESENTED BY: 
MONICA RODRIGUEZ
Councilwoman, 7th District

SECONDED BY: 

MAY 26 2021

kat



Sunland Tujunga

drive safe
stay safe!



Get Involved



SUNLAND-TUJUNGA
NEIGHBORHOOD COUNCIL

Get Involved



SUNLAND-TUJUNGA
NEIGHBORHOOD COUNCIL

CELEBRATE OUR HISTORY



Get Involved



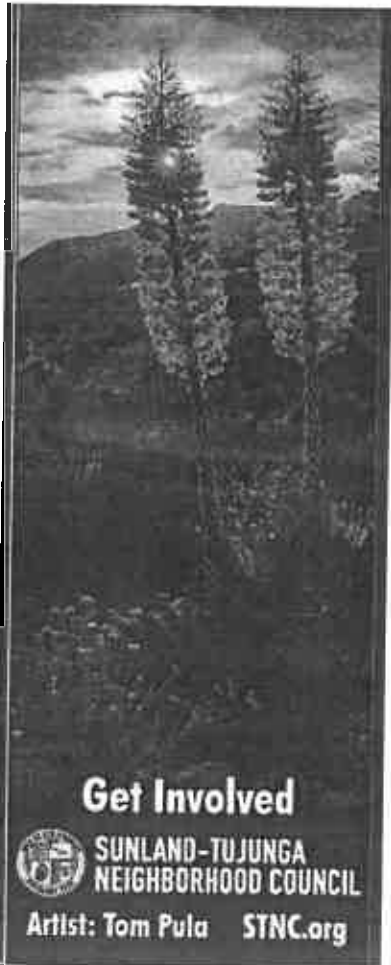
SUNLAND-TUJUNGA
NEIGHBORHOOD COUNCIL



Get Involved



SUNLAND-TUJUNGA
NEIGHBORHOOD COUNCIL



Get Involved



SUNLAND-TUJUNGA
NEIGHBORHOOD COUNCIL

Artist: Tom Pula STNC.org

MOTION

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

#55

On July 3, 1991 at approximately 9:40 p.m., 29-year-old Roberto Garcia Esqueda was working as the nighttime clerk at the Ladd liquor store, located at 13102 Sherman Way Blvd. in Van Nuys, when he was shot and killed by an unknown individual during an apparent robbery. Detectives are continuing to investigate this crime, but have not been able to identify a suspect. Detectives believe a reward may compel members of the public to provide information on the person responsible for this crime.

The person responsible for this crime represents an ongoing threat to the safety of the people of Los Angeles; therefore, it is appropriate for the City of Los Angeles to offer a reward for information leading to the identification, apprehension and conviction of the person responsible for the shooting death of Roberto Garcia Esqueda.

I THEREFORE MOVE that by adoption of this Motion, the City Council provide an offer of reward for information leading to the identification, apprehension, and conviction of the person responsible for the shooting death of Roberto Garcia Esqueda on July 3, 1991, and in support thereof, make the following findings pursuant to Division 19, Chapter 12, Article 1 of the Los Angeles Administrative Code:

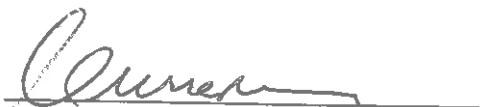
1. That the death of Roberto Garcia Esqueda was caused by the willful misconduct of one or more persons.
2. That this offer of reward is consistent with and taken for the immediate protection of the public peace, health and safety of local residents, as well as visitors to the City, and is consistent with the need to arrest and convict the person or persons who, because of not being apprehended, could by their actions further terrorize and present a continuing and immediate menace to the rights of persons in the City.
3. That what happened to the victim is an especially disturbing crime and therefore, as a matter of public policy, the City hereby offers a reward as an added inducement for persons to come forward with information leading to the identification, apprehension and conviction of the person responsible for the murder of Roberto Garcia Esqueda.
4. That the sum of \$50,000 shall be the aggregate maximum sum of any payment or payments of a City reward in this instance.
5. That the offer of reward shall be in effect for six months from the date of the advertisement of the reward by the City Clerk.

I FURTHER MOVE that the City Clerk be directed to cause notices and/or advertisements to be duly published according to the requirements of Division 19, Chapter 12, Article 1 of the Los Angeles Administrative Code, and to thereby cause the offer of reward to become effective.

PRESENTED BY:


NURY MARTINEZ
Councilmember, 6th District

SECONDED BY:



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Small businesses are the backbone of the local economy in Los Angeles, but the Covid-19 crisis has proven a devastating and ongoing threat to their very existence. In greater Los Angeles, 15,000 businesses closed between March and September 2020, before the worst COVID-19 surge, and half these closures were permanent. At the time, this was greater than the number of small businesses lost in any metropolitan area in the United States.

Partly because of our local labor market's reliance on small businesses, unemployment in the Los Angeles metropolitan area remains higher than in any other major U.S. city, at nearly 10 percent as of March 2021.

Small businesses have both a direct and indirect impact on local employment. They generate more jobs per unit of sales than large chains by creating positive feedback loops within local economies. But Los Angeles is at risk of allowing the Covid-19 pandemic to become a catalyst for corporate consolidation, which would only exacerbate its challenge with economic inequality.

Continued permanent closures of small enterprises would have a particularly severe impact on communities of color. Black- and Latinx-owned small businesses are an important enabler of intergenerational wealth creation in the City of Los Angeles, but these businesses have been hit hardest by the Covid-19 economic crisis. Losing even more would widen the racial wealth gap in the city.

LA's small businesses also foster community and contribute to the vitality and safety of streets and neighborhoods, forming a crucial part of the city's multiculturalism and creative energy. More small business losses would detract from the city's unique identity, which could have its own economic impact, since cultural tourism contributes 30% of tourism revenues in the city.

Even as Los Angeles moves toward post-pandemic recovery, a major looming challenge facing small businesses is the repayment of rent following the expiration of a commercial eviction moratorium instituted in 2020 (City of Los Angeles Ordinance No. 186585 and 186606). Of small businesses operating in Los Angeles County as of November, fewer than 30 percent had at least 3 months of cash reserves, and nearly a quarter had less than a month's worth of cash on hand for business operations. These figures suggest that, as debts have piled up for small businesses, we may soon see a new surge of small business closures in Los Angeles due to commercial eviction.

A report currently being prepared by the Chief Legislative Analyst will offer recommendations to the City Council for aligning the City's eviction moratorium ordinance with Los Angeles County's protections, which provide for a longer repayment period. The report will provide valuable clarity on when the eviction moratorium will end, the length of time commercial tenants have to pay back deferred rent, and the evidence of Covid-19 impacts that small businesses must supply to their landlords.

Yet even with greater clarity on the repayment period, many Los Angeles small businesses are likely to struggle under the burden of large rent debts that have accumulated during the

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pandemic. The Council needs more information on the current state of the small business sector with regard to commercial leases, and may need to consider further actions to ensure that Los Angeles does not suffer another major round of small business losses when the eviction moratorium ends.

I THEREFORE MOVE that the City Council instruct the Chief Legislative Analyst (CLA), in consultation with the Economic and Workforce Development Department (EWDD) and the Small Business Commission (SBC), to prepare a report within 60 days on the capacity of small businesses in Los Angeles to repay deferred rent, and the anticipated impact of the end of the commercial eviction moratorium on the local economy. The report should provide details on:

- The prevalence of **lease renegotiation** among small business commercial tenants and the most common forms of renegotiation;
- The **number of additional small businesses that could be lost due to failure to repay deferred rent**, among both businesses that have and have not renegotiated their leases;
- The **scale of potential job losses** due to these small business closures;
- The **scale of potential City revenue losses** due to these small business closures; and
- An analysis of these trends across business owners of different genders, socio-economic groups, racial/ethnic groups, and Council districts.

I FURTHER MOVE that the City Council instruct the CLA, in consultation with EWDD and SBC, to provide recommendations to the Council for actions that could further support small business commercial tenants and protect them from permanent closure. The CLA should consider the feasibility and impact of the following measures:

- Providing incentives to landlords to renegotiate leases (for example, in the form of tax credits);
- Providing mediation services to landlords and commercial tenants to facilitate lease renegotiation;
- Establishing a right to counsel for small business commercial tenants whose landlords violate the terms of the City ordinance on commercial eviction;
- Temporary suspension of landlords' ability to enforce personal guarantee clauses of commercial leases (a protection instituted, for example, by the New York City Council);
- Creating disincentives for landlords to pursue eviction of small business tenants; and
- Providing direct rent relief to small businesses.

PRESENTED BY :



NITHYA RAMAN
Councilmember, 4th District

SECONDED BY :



MOTION

Arts and culture are foundational to the City of Los Angeles's economy, identity, and recovery from the Covid-19 pandemic. Independent live music venues, in particular, play an integral role in our local creative economy and the cultural identity of our communities.

Creative industries employ an estimated 414,945 workers and generate an estimated \$139.7 billion in LA County. Independent music venues are vital to this vibrant segment of our local and regional economy, providing platforms for independent and emerging artists. They also stimulate a virtuous cycle of economic development in our neighborhoods: studies suggest that for every dollar spent on a ticket for a show at an independent music venue, twelve additional dollars are spent nearby in restaurants and bars and for lodging and transportation.

However, following the outbreak of COVID-19, independent music venues were among the first businesses to close and will be the last to reopen. These venues have seen a staggering loss of approximately 95% of revenues in the last year, even as rent/mortgage, payroll, and insurance bills continue to accumulate. The majority of smaller venues are at risk of permanent closure.

The short- and long-term ramifications of losing more of Los Angeles's independent venues would be far-reaching. An Otis College report estimated that 24 percent of LA County's creative economy jobs were lost between February and December 2020. Without aggressive action to revive this vital part of our economy, Los Angeles risks permanently losing cultural industries to other emerging creative hubs around the United States.

While the tender shoots of economic recovery are finally beginning to reach LA's independent venues — the Small Business Administration began accepting applications for the Shuttered Venue Operator Grant in April 2021 and the State of California will begin a broader reopening of its economy in June 2021 — these small businesses will need every possible tool to generate revenue and ensure their long-term survival.

As with other parts of the leisure, entertainment and hospitality economy, consumers' ongoing concerns about the health risks of crowded indoor spaces are likely to constrain independent venues' recovery. Regardless of how state and local restrictions evolve, venues in Los Angeles do not expect to reach full capacity for indoor shows any time in 2021 due to tepid demand. In a recent survey of frequent event-goers conducted by the National Independent Venue Association, over half of respondents said that an event would need to be held outdoors for them to feel comfortable attending.

It is, therefore, vitally important that the City of Los Angeles provide independent venues with the opportunity to host regular, cost-effective outdoor events. Given the public's greater comfort with outdoor activities in a Covid-19 context, independent venues can reach a larger customer base by hosting outdoor performances, aiding their recovery.

MAY 26 2021



The City has already made accommodations through the Al Fresco program to assist local restaurants by allowing them to use sidewalks, parking lots, street parking, and lane closures for outdoor dining. The program has received positive feedback from restaurants, diners, and communities across Los Angeles. The City should set up a similar program to allow for safe, outdoor performances hosted by independent music venues.

The current process for obtaining permits to host outdoor events is time-consuming and costly. It is unfeasible for independent venues — already struggling for their survival — to host regular outdoor events under current systems. Besides the standard special event permit required for most locations, additional permits are often needed for amplified sound, large structures such as props and installations, sampling, tents, stages; food and beverage vending, and fire department permits for generators or electricity. While these permits are necessary for public safety, a streamlined, integrated program for expediting permits would make outdoor events a more viable revenue stream for venues.

I THEREFORE MOVE that the Chief Legislative Analyst, Department of Transportation and Bureau of Engineering, with the assistance of the Bureau of Street Services, Department of Building and Safety, Department of City Planning and City Attorney, and Department of Cultural Affairs, as needed, be instructed to report back within 60 days on developing an outdoor performance program that allows for a streamlined outdoor event permit process, including but not limited to a potential program structure, eligibility criteria, safety and infrastructure requirements, and a plan that would enable interested businesses to opt in to the permit program. The program should outline protocols to enable venues to hold outdoor concerts, theatrical productions, and other live performances. The plan should specifically consider the following components:

- The designation of a single City entity responsible for processing applications to ensure venues have only one point of contact;
- A clear, predictable, expeditious timeline for processing of applications;
- A process for venues to apply once for a series of events to be held in a single location under the same conditions; and
- A process for allowing alcoholic beverages to be served outdoors within specified physical boundaries during outdoor events only.

I FURTHER MOVE that the Department of Finance report back within 60 days on the feasibility and cost estimate of waiving fees for outside venue permits, business regulatory fees, business registration, and any other taxes or fees within our legal power to waive that are incurred by music venues for two years.

I FURTHER MOVE that the Chief Legislative Analyst, with the assistance of the City Attorney, Bureau of Engineering and Department of Transportation, report back within 60 days on any changes to State or County Codes that would need to be made in order to effectuate this program.

PRESENTED BY :



NITHYA RAMAN
Councilmember, 4th District



PAUL KREKORIAN
Councilmember, 2nd District



MIKE BONIN
Councilmember, 11th District

SECONDED BY :



BUDGET & FINANCE

MOTION

The Seventh Council District (CD 7) has received a request to donate surplus Los Angeles Police Department (LAPD) uniforms to the Los Angeles Women Police Officers and Associates (LAWPOA), a 501(c)(3) tax-exempt non-profit organization that strives to promote the status of and increase the representation of women in leadership positions in the public safety profession. The uniforms are currently located at Supply Division, 555 Ramirez Street, Space B20.

Section 22.547 of the Los Angeles Administrative Code provides that upon Council approval, surplus City equipment may be sold for less than market value to a non-profit organization located in the City of Los Angeles, which has been established exclusively to further the services provided by the City and its departments. LAWPOA is located at 100 West 1st Street in the City of Los Angeles. The donation of uniforms will further LAWPOA's humanitarian purposes by enabling it to provide maternity uniforms and uniforms of suitable size for exchange to officers. Providing the uniforms will further LAWPOA's mission of supporting their membership in the public safety profession in the achievement of their individual and professional goals. The fair market value is \$35,800, which will be foregone revenue should it be donated.

I THEREFORE MOVE that the City Council:

1. Find that Los Angeles Women Police Officers and Associates is eligible to purchase two hundred surplus LAPD uniforms at below market value (\$1.00), in accordance with LAAC Sec. 22.547 (Donation of Surplus City Equipment), as the recipient is a non-profit organization that has been established exclusively to further the services provided by the City; and
2. Request the City Attorney to prepare a contract to effectuate the sale and transfer of the above identified surplus equipment at below market value to Los Angeles Women Police Officers and Associates; and
3. Instruct the City Clerk to inform to Los Angeles Women Police Officers and Associates [Ruby Flores, President, P.O. Box 862263, Los Angeles, California 90086] that the surplus equipment must be claimed within 90 days from the date of Council approval of the request after which time it will revert to the City's surplus equipment pool for disposal by the Department of General Services.

PRESENTED BY:



MONICA RODRIGUEZ
Councilwoman, 7th District

SECONDED BY:



JOE BUSCAINO
Councilmember, 15th District

MAY 26 2021

abg



MOTION

When COVID-19 began to emerge into a global pandemic in early March 2020, businesses had to quickly transition their operations to properly conduct business and accept payments during social distancing and shelter-in-place mandates. Within weeks, online ordering, touch-free digital payment methods, curbside pickup, and no-contact deliveries emerged as the new normal. The pandemic has accelerated the transition of numerous retailers, restaurants, and sports and entertainment venues to a cashless point of sale system, whereby cash is not an accepted form of payment. According to digital payments company Square, on March 1, 2020, eight percent of U.S. sellers using Square were effectively cashless (defined as accepting 95 percent or more of transactions through credit or debit cards). Fifty-four days later, on April 23, 2020, the number of cashless businesses had skyrocketed to 31 percent of U.S. sellers using Square.

While converting to an exclusive cashless payment method provides consumers with a healthier method for making purchases, for the unbanked and underbanked community, cashless payment methods create barriers to individuals without bank accounts or credit cards. To gauge the potential impacts of a cashless payment method, the City should evaluate available data concerning the transition to exclusive cashless payment methods at the City's businesses and potential impacts on low income communities, food deserts, and banking deserts in the City.

I THEREFORE MOVE that the Chief Legislative Analyst be directed to report on the following metrics for the City of Los Angeles: the number of unbanked and underbanked households, the number who use alternative banking services, and the number of cashless businesses, as well as potential impacts of the transition to exclusive cashless payment methods on low income communities, and communities with limited access to healthy food options and banking services.

PRESENTED BY: Monica Rodriguez
MONICA RODRIGUEZ
Councilwoman, 7th District

SECONDED BY: [Signature]

Ditya Rana

[Signature]

[Signature]
MAY 26 2021
cm

MOTION

On September 7, 2018, the City Council adopted a report from the Energy, Climate Change and Environmental Justice Committee, initiated by motion Wesson - Bonnin, requesting the City Attorney prepare and present an ordinance establishing an annual Citywide oil well and gas facilities compliance inspections program. (CF 18-0203).

Over two and a half years have elapsed since this request and no ordinance has been transmitted to the Council for consideration.

I THEREFORE MOVE that the City Attorney be REQUESTED to provide an update on the status of the Annual Oil Well and Facilities Compliance Inspection Program ordinance, as requested by the Council on September 7, 2018.




PRESENTED BY: _____

JOE BUSCAINO
Councilmember, 15th District



SECONDED BY: _____

MAY 26 2021



HOUSING

MOTION

In April 2016, the Housing and Community Investment Department (HCID) released a Request for Qualifications and Proposals (RFQ/P) for the development of City-owned properties as supportive and affordable housing. Among the City-owned parcels offered was a site in Council District 13 comprising adjacent parcels located at 1633 North Wilcox Avenue and 6518-6522 Hollywood Boulevard (the Project Site). The RFQ/P sought proposals for one mixed-use development that would construct affordable housing on the City-owned parking lot on the North Wilcox Avenue parcel, and rehabilitate an existing commercial building for continued use by community arts organizations on the Hollywood Boulevard parcel (the Project). HCID received four proposals for the Project, including one from Thomas Safran Associates (TSA), which received the highest score from the scoring panel.

In November 2016, the City Council and the Mayor approved HCID's recommendation to select TSA to develop the Project, known as the Hollywood Arts Collective, and approved the Department's request to enter into an Exclusive Negotiation Agreement (ENA). The ENA was entered in March 2017 for a one-year term, which was subsequently extended to July 2018.

During the term of the ENA, HCID and TSA negotiated the terms of the Disposition and Development Agreement (DDA) for the Project and ground leases for the entire Project Site. However, due to different sources of funding for residential and commercial developments and the need to meet a funding deadline for Low Income Housing Tax Credits (LIHTC) and the States' Affordable Housing and Sustainable Communities Program (AHSC), the negotiations of the Project documents were split into two separate components. As a result, HCID and TSA executed a DDA for the residential portion of the Project in February 2019, followed by the execution of a long-term ground lease in November 2020. Construction of the 152-unit 100 percent affordable residential development is now underway.

While the original ENA expired in July 2018, negotiations over the rehabilitation of the Community Arts Building continued. These negotiations have resulted in an executed Key Terms and Conditions for the ground lease (attached), which provides for a 99-year term and the payment of rent of \$1.00 per year as long as TSA provides certain community benefits through the operation of the Community Arts Building. HCID is now prepared to finalize the lease for the Arts Building based on these terms and conditions. The lease will allow TSA to secure New Market Tax Credits (NMTC) to fund a portion of the rehabilitation of the Community Arts Building.

Disposition of the Project Site land is subject to the State's Surplus Land Act (SLA). However, the disposition of the Project Site qualifies as "exempt surplus property" under certain affordable housing provisions of the SLA (Government Code Sections 54221(f)(1)(A) and/or 54221(f)(1)(F)(i)) since (i) the Project was put out to bid with broad notice; (ii) 80 percent of the Project Site will be developed for the residential component; (iii) 100 percent of the residential units will be affordable to households of lower income (80 percent AMI), including 114 units affordable at 60 percent AMI and 61 units affordable at 50 percent AMI; and (iv) the affordability levels will be restricted for at least the initial 55-years of the lease term. HCID is

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working with the California Department of Housing and Community Development to confirm compliance with the SLA.

I THEREFORE MOVE that in order to proceed with the development of the Hollywood Arts Collective project, located at 1633 North Wilcox Avenue and 6518-6522 Hollywood Boulevard, the Council authorize the General Manager of HCID, or designee, to negotiate and execute a ground lease with Thomas Safran and Associates or their to-be-formed Joint Venture, and any other ancillary documents required for the lease of the Property, per the attached Key Terms and Conditions.

I FURTHER MOVE that the Council declare that the disposition of the Project Site by ground leases to Thomas Safran and Associates or their to-be-formed Joint Venture constitutes exempt surplus property under Government Code Section 54221(f)(1)(A) and/or 54221(f)(1)(F)(i) based on the facts set forth herein and that HCID is directed to take any other necessary actions for compliance with the requirements of the SLA.

PRESENTED BY:



MITCH O'FARRELL
Councilmember, 13th District

SECONDED BY:



ATTACHMENT A

Legal Description

Lot 2 of the A.J. Pickrell Track, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 5, Page 161 of Maps, in the office of the County Recorder of said County.

Attachment B

Developer Pro Forma

PROJECT SUMMARY

Kingdom Development Inc.

HOLLYWOOD ARTS COLLECTIVE

17 units plus 0 mgr. unit
 NMTC Rehabilitation
 Non-PW Senior project

9% Credits
 Non-Rural
 OCT-No DDA-No

Permanent Sources				
Source	Amount	Rate	Ammt.	/ Unit
Perm Loan	\$1,818,598	5.00%	30	\$106,876
NMTC Equity Proceeds	2,419,930	NA	NA	142,349
TAF Fundraising - Arts Rehab	10,352,300	0.00%	0	608,959
HCID - Donated Land	8,785,000	0.00%	RR	399,118
Interest Income	0	NA	NA	0
Operating Income	0	NA	NA	0
Deferred Developer Fee	25,114	6.00%	NA	1,477
Totals				\$1,258,879

Permanent Uses		
Uses	Amount	Per Unit
Land Costs	\$6,815,000	\$400,882
Permits, Fees, & Studies	1,186,351	69,785
Other Hard Costs	134,400	7,906
Direct Construction Costs	9,330,920	548,878
Contingency	915,363	53,845
Developer Fee	1,200,000	70,588
Indirect Construction Costs	731,035	43,002
Rent-Up Costs	20,000	1,176
Reserves	0	0
Financing Costs	1,067,872	62,816
Totals		\$1,258,879

Source by Date Available			
Source	Amount	Date	Notes
Perm Loan	\$1,818,598	May-23	Stabilize
NMTC Equity Proceeds	2,419,930	Nov-21	Close
TAF Fundraising - Arts Rehab	3,000,000	Nov-21	Close
TAF Fundraising - Arts Rehab	7,352,300	May-23	Stabilize
HCID - Donated Land	8,785,000	Nov-21	Close

Construction Sources		
Source	Amount	Per Unit
NMTC Equity Proceeds	2,419,930	\$142,349.83
TAF Fundraising - Arts Rehab	3,000,000	178,470.59
HCID - Donated Land	8,785,000	399,117.65
Campaign Bridge Loan	8,061,400	474,199.99
Deferred Costs	1,134,612	66,741.87

Totals 21,400,942 \$1,258,878.92

Bedroom Mix Assumptions			
Bedrooms	Quantity	% of Units	Avg. Rent
0			
1			
2			
3			
4+	17	100%	\$2,141.76

Rent Schedule					
Calculation	Price Sq Ft	Sq Ft	AMI	Rent	Unit
Level 1 - Lace Gallery	\$ 2.00	2,245	100%	\$4,490	\$0
Level 1 - Lace Storage	\$ 2.00	490	100%	980	0
Level 1 - Lace Office	\$ 2.00	800	100%	1,600	0
Level 1 - Vacant Gallery	\$ 3.00	1,500	100%	4,500	0
Level 1 - Vacant Storage	\$ 3.00	180	100%	\$40	0
Mezz - Lace Office	\$ 2.00	1,000	100%	2,000	0
Mezz - Vacant Office	\$ 3.00	350	100%	1,050	0

Operating Expenses		
Expenses	Amount	Per Unit
Administration	18,546	\$1,160
Insurance	6,000	353
Maintenance	14,400	847
Reserves	0	0
Salaries & Benefits	0	0
Services	0	0
Taxes	5,000	294
Utilities	14,256	839
	0	0
	0	0
Totals		\$3,483

Assumptions		Assumptions	
TCAC Tiebreaker	99.999%	Con. Length	14
Site (acres)	0.00	CL Closing:	11/1/21
Debt Cov. Ratio	1.15	Est. Completion	11/1/23
Vacancy Factor	5.0%	Con. Loan	8,061,400
		Con. Int. Rate	5.00%

USES, EXPENSES AND CREDITS

Kingdom Development Inc.

WOOD ARTS COLLECTIVE

17 units plus 0 mgr. unit

9% Credits

NMTC Rehabilitation

Non-Rural

Non-PW Senior project

QCT-No ODA-No

Development Uses				
Description	Amount	NC Basis	Acq. Basis	Per Unit
Acquisition Cost	\$6,785,000	\$0	\$0	\$399,118
Holding Costs	30,000	0	0	1,765
Arts - Building Fees and Permits	117,734	117,734	0	6,928
Permit Consultant	50,000	50,000	0	2,941
Utility Service & Utility Relocation	19,800	19,800	0	1,165
Architectural & Engineering	998,817	998,817	0	58,754
TI - Lace	67,800	67,800	0	3,888
TI - TAF Theater Build Out	2,033,500	2,033,500	0	119,618
TI - TAF Build Out	1,195,000	1,195,000	0	70,294
TI - Misc Storage	16,500	16,500	0	971
Office Move Budget	50,000	0	0	2,941
Demolition	500,000	500,000	0	29,412
Sitework and utilities	100,000	100,000	0	5,882
Off-site	100,000	100,000	0	5,882
Landscape, Hardscape, Sitework	100,000	100,000	0	5,882
Seismic Upgrades	1,000,000	1,000,000	0	58,824
Shell System improvements	1,500,000	1,500,000	0	88,235
Shell Finish Improvements	1,000,000	1,000,000	0	58,824
Mezzanine	1,000,000	1,000,000	0	58,824
General Conditions	318,000	318,000	0	18,708
Contractor's Overhead & Profit	424,000	424,000	0	24,941
Performance Bond	60,420	60,420	0	3,554
Construction Contingency	915,363	915,363	0	53,845
Developer Fee	1,200,000	1,200,000	0	70,588
Construction Manager	140,000	140,000	0	8,236
Builders Risk Insurance	60,420	60,420	0	3,554
Consulting	75,000	75,000	0	4,412
Accounting	25,000	25,000	0	1,471
Legal Fees	125,000	0	0	7,353
Relocation	155,615	0	0	9,154
Misc Soft Costs	100,000	0	0	5,882
Deputy Inspections	50,000	50,000	0	2,941
Marketing & Advertising	20,000	20,000	0	1,176
Campaign Bridge Loan Interest	796,672	384,368	0	46,863
Campaign Bridge Loan Fees	150,614	95,559	0	8,880
Permanent Loan Fees	43,186	0	0	2,540
NMTC Fees	27,500	0	0	1,618
Title and Recording	50,000	40,000	0	2,941
Totals	\$21,400,942	\$15,000,000	\$0	\$1,258,879

Operating Expenses		
Description	Amount	Per Unit
Property Management	\$19,648	\$1,150
Marketing	6,000	353
Audit	14,400	847
Assistant Manager	5,000	294
Maintenance Personnel	14,256	839
Total	\$59,204	\$3,483

Tax Credit Calculation			
	9% Federal	Acq. Fed.	State
Eligible Basis	15,000,000	0	
Excluded	0	0	
Unadjusted	8,617,987	0	8,617,987
Basis Limit	8,617,987		
Boost	100%	100%	
Adjusted	8,617,987	0	
Applicable	100.0%	100.0%	100.0%
Qualified	8,617,987	0	8,617,987
Reduction	0	0	
Adj. Qualified	8,617,987	0	
Rate Factor	39.00%	39.00%	30.00%
Annual Credits	3,361,015	0	
Federal Credits	3,361,014	State Credits	2,685,388
Credit Price	0.72		0.00
Proceeds	2,419,930		0
Total	\$2,419,930		

17 units plus 0 mgr. unit
 NMTC Rehabilitation
 Non-PW Senior project

9% Credits
 Non-Rural
 OCT-No DDA-No

Cash Flow										
Year	1	2	3	4	5	6	7	8	9	10
Rental Income	181,920	188,468	191,130	195,908	200,806	205,826	210,971	216,246	221,652	227,193
GAM Recovery Income	22,215	22,770	23,340	23,923	24,521	25,134	25,763	26,407	27,067	27,743
Vacancy Loss	10,207	10,462	10,723	10,992	11,266	11,548	11,837	12,133	12,436	12,747
Adjusted Gross Income	193,928	198,776	203,746	208,840	214,061	219,412	224,897	230,520	236,283	242,190
Standard Expenses	59,204	61,276	63,421	65,641	67,938	70,316	72,777	75,324	77,960	80,689
Property Taxes	0	0	0	0	0	0	0	0	0	0
Replacement Reserves	0	0	0	0	0	0	0	0	0	0
Total Expenses	59,204	61,276	63,421	65,641	67,938	70,316	72,777	75,324	77,960	80,689
Perm Debt Service	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152
Total Debt Service	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152
Operating Reserve Balance	0	0	0	0	0	0	0	0	0	0
Draws on Reserves	0	0	0	0	0	0	0	0	0	0
Net Operating Income	134,724	137,500	140,325	143,199	146,123	149,096	152,120	155,196	158,322	161,501
Debt Service Coverage	1.15	1.17	1.20	1.22	1.25	1.27	1.30	1.32	1.35	1.38
Cash after Exp & DS	17,573	20,349	23,174	26,047	28,971	31,945	34,969	38,044	41,171	44,349
LP Fee Balance	0	0	0	0	0	0	0	0	0	0
LP Fee Due	0	0	0	0	0	0	0	0	0	0
LP Fee Paid	0	0	0	0	0	0	0	0	0	0
Cash Flow	17,573	20,349	23,174	26,047	28,971	31,945	34,969	38,044	41,171	44,349
Deferred Developer Fee	25,114	7,541	0	0	0	0	0	0	0	0
Dev. Fee Payments	17,573	7,541	0	0	0	0	0	0	0	0
Cash Flow	0	12,808	23,174	26,047	28,971	31,945	34,969	38,044	41,171	44,349
TAF Asset Mgmt Fee Balance	0	0	0	0	0	0	0	0	0	0
TAF Asset Mgmt Fee Due	0	0	0	0	0	0	0	0	0	0
TAF Asset Mgmt Fee Paid	0	0	0	0	0	0	0	0	0	0
Cash Flow	0	12,808	23,174	26,047	28,971	31,945	34,969	38,044	41,171	44,349
AGP Fee Balance	0	0	0	0	0	0	0	0	0	0
AGP Fee Due	0	0	0	0	0	0	0	0	0	0
AGP Fee Paid	0	0	0	0	0	0	0	0	0	0
Cash Flow	0	12,808	23,174	26,047	28,971	31,945	34,969	38,044	41,171	44,349
Loan Balance	10.35 M	10.35 M	10.34 M	10.32 M	10.29 M	10.26 M	10.23 M	10.19 M	10.16 M	10.12 M
Interest Charge	0	0	0	0	0	0	0	0	0	0
Payments	0	12,808	23,174	26,047	28,971	31,945	34,969	38,044	41,171	44,349
Ending Balance	10.35 M	10.34 M	10.32 M	10.29 M	10.26 M	10.23 M	10.19 M	10.16 M	10.12 M	10.07 M
Cash Flow	0	0	0	0	0	0	0	0	0	0
MGP Cash Flow	0	0	0	0	0	0	0	0	0	0
LP Cash Flow	0	0	0	0	0	0	0	0	0	0

17 units plus 0 mgr. unit
 NMTC Rehabilitation
 Non-PW Senior project

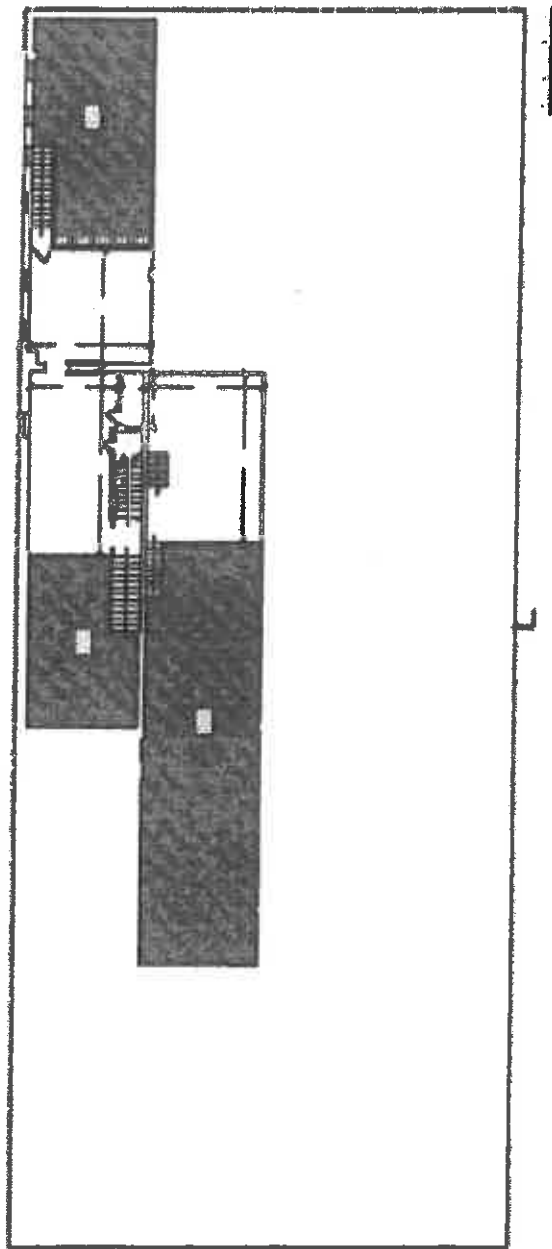
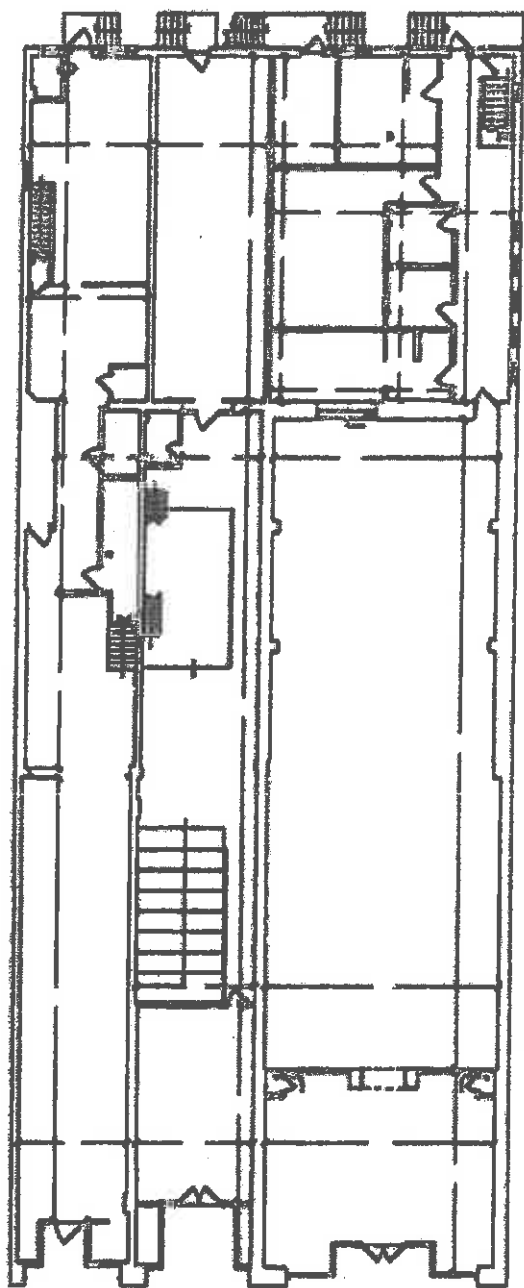
9% Credits
 Non-Rural
 QCT-No DDA-No

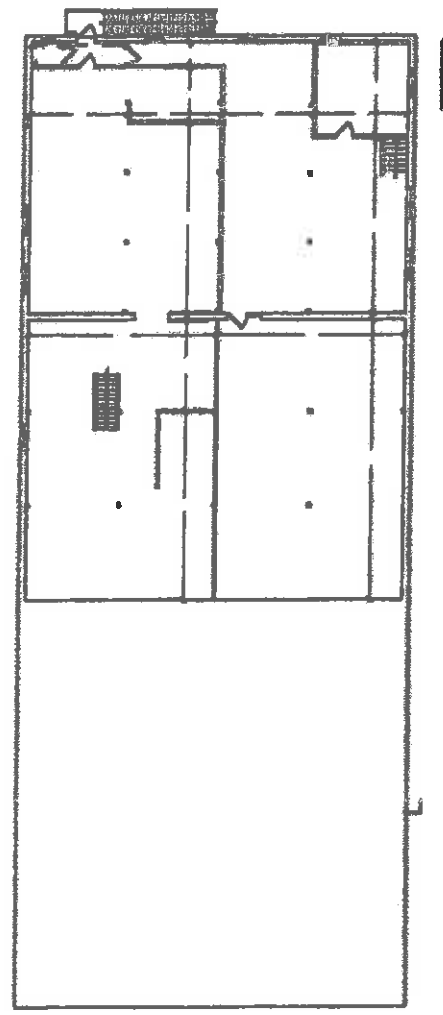
Year	Cash Flow									
	11	12	13	14	15	16	17	18	19	20
Rental Income	232,873	238,695	244,662	250,779	257,048	263,474	270,061	276,813	283,733	290,826
CAM Recovery Income	28,437	29,148	29,877	30,824	31,389	32,174	32,978	33,803	34,848	35,514
Vacancy Loss	13,066	13,392	13,727	14,070	14,422	14,782	15,152	15,531	15,919	16,317
Adjusted Gross Income	248,245	254,451	260,812	267,332	274,016	280,866	287,888	295,085	302,462	310,023
Standard Expenses	83,513	86,436	89,461	92,592	95,833	99,187	102,659	106,252	109,971	113,820
Property Taxes	0	0	0	0	0	0	0	0	0	0
Replacement Reserves	0	0	0	0	0	0	0	0	0	0
Total Expenses	83,513	86,436	89,461	92,592	95,833	99,187	102,659	106,252	109,971	113,820
Perm Debt Service	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152
Total Debt Service	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152	117,152
Operating Reserve Balance	0	0	0	0	0	0	0	0	0	0
Draws on Reserves	0	0	0	0	0	0	0	0	0	0
Net Operating Income	164,731	168,015	171,351	174,740	178,182	181,679	185,229	188,833	192,491	196,204
Debt Service Coverage	1.41	1.43	1.46	1.49	1.52	1.55	1.58	1.61	1.64	1.67
Cash after Exp & DS	47,580	50,863	54,199	57,588	61,031	64,527	68,077	71,681	75,340	79,052
LP Fee Balance	0	0	0	0	0	0	0	0	0	0
LP Fee Due	0	0	0	0	0	0	0	0	0	0
LP Fee Paid	0	0	0	0	0	0	0	0	0	0
Cash Flow	47,580	50,863	54,199	57,588	61,031	64,527	68,077	71,681	75,340	79,052
Deferred Developer Fee	0	0	0	0	0	0	0	0	0	0
Dev Fee Payments	0	0	0	0	0	0	0	0	0	0
Cash Flow	47,580	50,863	54,199	57,588	61,031	64,527	68,077	71,681	75,340	79,052
TAF Asset Mgmt Fee Balance	0	0	0	0	0	0	0	0	0	0
TAF Asset Mgmt Fee Due	0	0	0	0	0	0	0	0	0	0
TAF Asset Mgmt Fee Paid	0	0	0	0	0	0	0	0	0	0
Cash Flow	47,580	50,863	54,199	57,588	61,031	64,527	68,077	71,681	75,340	79,052
AGP Fee Balance	0	0	0	0	0	0	0	0	0	0
AGP Fee Due	0	0	0	0	0	0	0	0	0	0
AGP Fee Paid	0	0	0	0	0	0	0	0	0	0
Cash Flow	47,580	50,863	54,199	57,588	61,031	64,527	68,077	71,681	75,340	79,052
Loan Balance	10.07 M	10.02 M	9,972,379	9,918,180	9,860,582	9,799,561	9,735,034	9,666,957	9,595,275	9,519,936
Interest Charge	0	0	0	0	0	0	0	0	0	0
Payments	47,580	50,863	54,199	57,588	61,031	64,527	68,077	71,681	75,340	79,052
Ending Balance	10.02 M	9,972,379	9,918,180	9,860,582	9,799,561	9,735,034	9,666,957	9,595,275	9,519,936	9,440,884
Cash Flow	0	0	0	0	0	0	0	0	0	0
MGP Cash Flow	0	0	0	0	0	0	0	0	0	0
LP Cash Flow	0	0	0	0	0	0	0	0	0	0

Year	11	12	13	14	15	16	17	18	19	20
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Attachment C

Site Plan

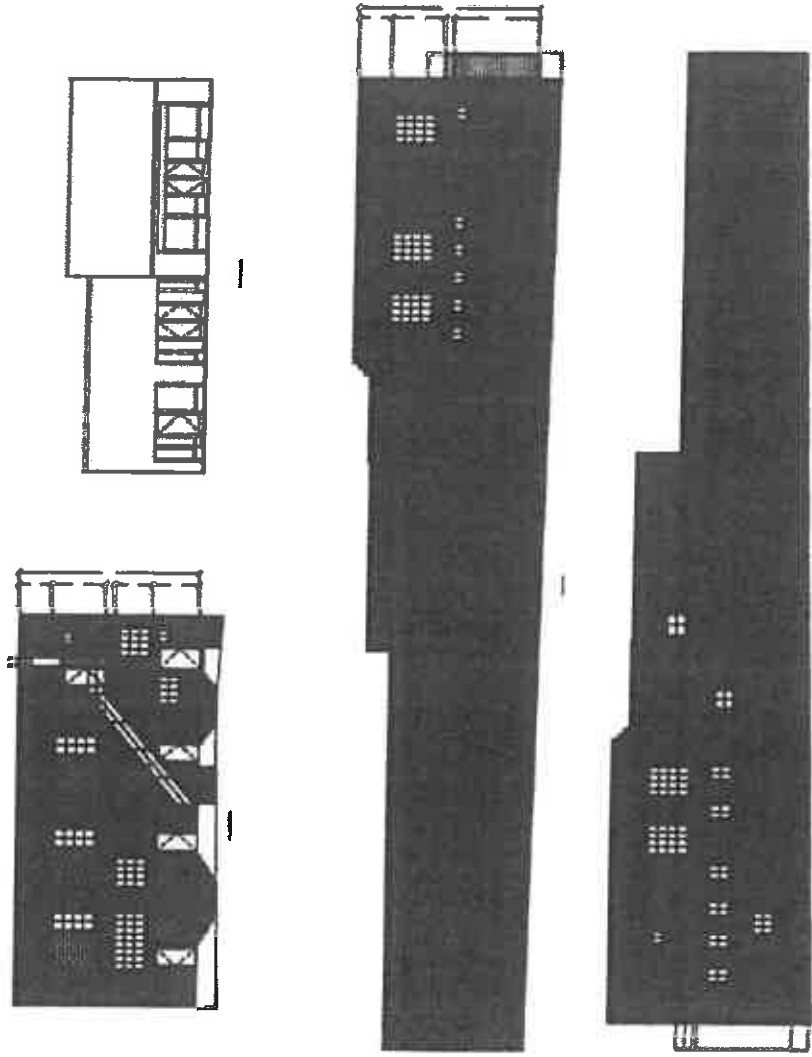




PRM



11/11/03



TRANSPORTATION

RESOLUTION

WHEREAS, California Vehicle Code Section 22507 authorizes cities to restrict the parking of vehicles, including but not limited to, vehicles that are six feet or more in height, on identified City streets during certain hours; and

WHEREAS, the Los Angeles Municipal Code Section 80.69.4 allows the Council to authorize by resolution, the streets upon which the parking of oversize vehicles shall be restricted between 2:00 a.m. and 6:00 a.m.; and

WHEREAS, there is an increased problem with oversized vehicles parking along two major street segments in Arleta where large vehicles are often parked overnight and constrict travel lanes, thereby creating dangerous situations;

NOW, THEREFORE BE IT RESOLVED, that the City Council, pursuant to the Municipal Code Section 80.69.4, and the California Vehicle Code Section 22507, hereby prohibits the parking of vehicles that are in excess of 22 feet in length or over 7 feet in height, during the hours of 2:00 a.m. and 6:00 a.m., along both sides of:

- Wentworth Street from Wooddale Avenue to Roslyndale Avenue

BE IT FURTHER RESOLVED that upon the adoption of the Resolution, the Department of Transportation be directed to post signs giving notice of a "tow away, no parking" restriction for oversized vehicles, with the specific hours detailed, at the above locations; and


BE IT FURTHER RESOLVED that the Department of Transportation be authorized to make technical corrections or clarifications to the above instructions in order to effectuate the intent of this Resolution.

PRESENTED BY:


NURY MARTINEZ
Councilwoman, 6th District

SECONDED BY:





MAY 26 2021

TRANSPORTATION

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

#53

MOTION *Transportation*

I MOVE that the Council action of June 26, 2019 relative to increasing parking fines for trailers, semitrailers, and commercial vehicles on City streets (C.F. 19-0464), BE AMENDED to include the following revisions/additional provisions to the proposed ordinance:

1. Make it unlawful to park or leave standing an unhitched commercial trailer upon any major highway, secondary highway, or collector street in the City where the Department has posted signs providing notice of this restriction;
2. Include definitions for "Operator" and "Commercial Trailer;"
3. Revise the civil penalties to include a first violation (\$500), second occurring within 12 months of the first violation (\$750), a third and any subsequent violation occurring within 12 months of the first violation (\$1,000);
4. Add a section that states that an Operator of a commercial trailer parked in violation of Los Angeles Municipal Code Section 80.69.2 shall be guilty of a separate offense for each and every day during which any violation of this section is committed, continued, or permitted by the Operator; and
5. Add severability language to ensure that if any section is held unconstitutional or invalid or unenforceable, the remaining portions will remain in full force and effect.

PRESENTED BY: *Joe Buscaino*
JOE BUSCAINO
Councilmember, 15th District

SECONDED BY: *J. S. Lee*
JOHN LEE
Councilmember, 12th District

msr



MAY 26 2021