

Los Angeles City Council, Journal/Council Proceeding

Tuesday, November 19, 2024

JOHN FERRARO COUNCIL CHAMBER ROOM 340, CITY HALL 200 NORTH SPRING STREET, LOS ANGELES, CA 90012 - 10:00 AM

(For further details see Official Council Files)

(For communications referred by the President see Referral Memorandum)

Roll Call

Members Present: Blumenfield, Harris-Dawson, Hernandez, Hutt, Krekorian, McOsker, Padilla, Price Jr., Raman, Soto-Martínez, Yaroslavsky (11); Absent: de Leon, Lee, Park, Rodriguez, (4)

Approval of the Minutes

Commendatory Resolutions, Introductions and Presentations - SEE ATTACHED

Multiple Agenda Item Comment

Public Testimony of Non-agenda Items Within Jurisdiction of Council

Items Noticed for Public Hearing - PUBLIC HEARING CLOSED

(1) **24-0160-S61**
CD 8

CONTINUED CONSIDERATION OF HEARING PROTEST, APPEALS OR OBJECTIONS to the Los Angeles Department of Building and Safety report and confirmation of lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to Los Angeles Municipal Code (LAMC) and/or Los Angeles Administrative Code (LAAC), for the property located at 1813 West Manchester Avenue, Unit A.

Recommendation for Council action:

HEAR PROTEST, APPEALS OR OBJECTIONS relative to proposed lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to LAMC and/or LAAC, and CONFIRM said lien for the property located at 1813 West Manchester Avenue, Unit A. (Lien: \$1,483.26)

(Continued from the Council meeting of October 9, 2024)

Adopted Item to Continue to December 13, 2024

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

(2) **24-1291
CD 11**

HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Nora Market, located at 301-303 Culver Boulevard.

Recommendations for Council action:

1. DETERMINE that the issuance of a liquor license at Nora Market, located at 301-303 Culver Boulevard, Playa del Rey, CA 90293, will serve the Public Convenience or Necessity and will not tend to create a law enforcement problem.
2. GRANT the Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Nora Market, located at 301-303 Culver Boulevard.
3. **INSTRUCT the City Clerk to transmit this determination to the State Department of Alcoholic Beverage Control as required findings under Business and Professions Code Section 23958.4.**

Applicant: Nora Enterprises, Inc

Representative: Wil Nieves

TIME LIMIT FILE - JANUARY 16, 2025

(LAST DAY FOR COUNCIL ACTION - JANUARY 15, 2025)

Adopted Item

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

(3) **24-1274
CD 12**

HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Target, located at 8840 Corbin Avenue.

Recommendations for Council action:

1. DETERMINE that the issuance of a liquor license at Target, located at 8840 Corbin Avenue, Northridge, CA 91324, will serve the Public Convenience or Necessity and will not tend to create a law enforcement problem.
2. GRANT the Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Target, located at 8840 Corbin Avenue.
3. **INSTRUCT the City Clerk to transmit this determination to the State Department of Alcoholic Beverage Control as required findings under Business and Professions Code Section 23958.4.**

Applicant: Target Corporation

Representative: Beth Aboulafia, Hinman & Carmichael LLP

TIME LIMIT FILE - JANUARY 13, 2025

(LAST DAY FOR COUNCIL ACTION - JANUARY 10, 2025)

Adopted Item

Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, McOsker,

Padilla, Price Jr., Raman, Rodriguez, Soto-Martínez, Yaroslavsky (13); Nays: (0);
Absent: Lee, Park (2)

(4) **24-1051**
CD 14

CONTINUED CONSIDERATION OF HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Grande Oil Inc., located at 3154 East Olympic Boulevard.

Recommendations for Council action:

1. DETERMINE that the issuance of a liquor license at Grande Oil Inc., located at 3154 East Olympic Boulevard, Los Angeles, CA 90023, will serve the Public Convenience or Necessity and will not tend to create a law enforcement problem.
2. GRANT the Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Grande Oil Inc., located at 3154 East Olympic Boulevard.
3. **INSTRUCT the City Clerk to transmit this determination to the State Department of Alcoholic Beverage Control as required findings under Business and Professions Code Section 23958.4.**

Applicant: Arian Zerehi - Grande Oil Inc.

Representative: PLRC - Sherrie Olson

TIME LIMIT FILE - DECEMBER 2, 2024

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 22, 2024)

(Continued from Council meeting of November 5, 2024)

Adopted Item

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

(5) **24-0967
CD 14**

HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at PotLuck Local, located at 4701-4705 1-4 East York Boulevard; 1506 North Munson Avenue, Unit No. 102.

Applicant: Kimberly Johnsen - Potluck Local

Representative: Manny Diaz - FE Designing & Consulting

(Motion required for Findings and Council recommendations for the above application)

Adopted Item to Continue to December 4, 2024

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

(6) **24-1279
CD 14**

HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Leo's Mini Market Beer and Wine, located at 811 West Olympic Boulevard, Los Angeles, CA 90015.

Applicant: Edy Perez

Representative: ~~Simon Neman~~ *Melanie Perez-Baker

***Journal Correction**

TIME LIMIT FILE - JANUARY 14, 2025

(LAST DAY FOR COUNCIL ACTION - JANUARY 14, 2025)

(Motion required for Findings and Council recommendations for the above application)

Adopted Item to Continue to December 4, 2024

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

**(7) 24-1264
CD 14**

HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for on-site consumption at The Wine Station LLC, located at 1201 South Hope Street, Suite 124, Los Angeles, CA 90015.

Applicant: Thibaud Duccini - The Wine Station

Representative: Adam Alvarez - Alvarez + Studio

TIME LIMIT FILE - JANUARY 13, 2025

(LAST DAY FOR COUNCIL ACTION - JANUARY 10, 2025)

(Motion required for Findings and Council recommendations for the above application)

Adopted Item to Continue to December 4, 2024

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

**(8) 21-0503
CD 14**

CATEGORICAL EXEMPTION and PUBLIC WORKS COMMITTEE REPORT relative to the vacation of the portion of the alley south of 24th

Street west of Minerva Street, VAC-E1401397 (Vacation).

Recommendations for Council action:

1. FIND that the Vacation is exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(3) of the City's Environmental Guidelines.
2. FIND that the street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public right-of-way indicated below and shown on the map of the August 15, 2023 City Engineer report, attached to the Council file:

Portion of the East-West Alley south of 24th Street from Minerva Street to approximately 80 feet westerly thereof.

3. FIND that there is a public benefit to the Vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the street. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easements.
4. FIND that the Vacation is in substantial conformance with the purposes, intent and provisions of the General Plan, in conformance with Section 556 of the City Charter.
5. FIND that the Vacation is not necessary for non-motorized transportation facilities, in conformance with Section 892 of the California Streets and Highways Code.
6. FIND that the Vacation is not necessary for present or prospective public use, in conformance with Section 8324 of the California Streets and Highways Code.
7. ADOPT said revised City Engineer's report with the conditions contained therein.

Fiscal Impact Statement: The City Engineer reports that the petitioner has paid a fee of \$14,989 for the investigation of this request pursuant to Section 7.42 of the Los Angeles Administrative Code (LAAC). Any deficit fee to recover the cost pursuant to Section 7.44 of the LAAC will be required of the petitioner. Maintenance of the public easement by City forces will be eliminated.

Community Impact Statement: None submitted

Adopted Item to Continue to December 3, 2024

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

(9) **24-0509
CD 11**

CATEGORICAL EXEMPTION and PUBLIC WORKS COMMITTEE REPORT relative to the vacation of the portion of Reseda Boulevard approximately 698 feet to 955 feet northeast of Sunset Boulevard, VAC-E1401442 (Vacation).

Recommendations for Council action:

1. FIND that the Vacation is exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(3) of the City's Environmental Guidelines.
2. FIND that the street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public right-of way indicated below and shown on the map of the August 21, 2024 City Engineer report, attached to the Council file:

Portion of Reseda Boulevard approximately 698 feet to 955 feet northeast of Sunset Boulevard.

3. FIND that there is a public benefit to the Vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the street. In addition, the City is relieved of any potential liability that

might result from continued ownership of the involved street easements.

4. FIND that the Vacation is in substantial conformance with the purposes, intent and provisions of the General Plan, in conformance with Section 556 of the City Charter.
5. FIND that the Vacation is not necessary for non-motorized transportation facilities, in conformance with Section 892 of the California Streets and Highways Code.
6. FIND that the Vacation is not necessary for present or prospective public use, in conformance with Section 8324 of the California Streets and Highways Code.
7. ADOPT said City Engineer's report with the conditions contained therein.

Fiscal Impact Statement: The City Engineer reports that the petitioner has paid a fee of \$14,980 for the investigation of this request pursuant to Section 7.42 of the Los Angeles Administrative Code (LAAC). Any deficit fee to recover the cost pursuant to Section 7.44 of the LAAC will be required of the petitioner. Maintenance of the public easement by City forces will be eliminated.

Community Impact Statement: None submitted

Adopted Item

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

(10)

**21-0458
CD 9**

DRAFT AND FINAL ENVIRONMENTAL IMPACT REPORT and PUBLIC WORKS COMMITTEE REPORT relative to the vacation of portions of Pico Boulevard and LA Live Way (subsurface space, air space, and street vacation), VAC-E1401376 (Vacation).

Recommendations for Council action:

1. FIND that street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public right-of-way indicated below and shown colored blue on the attached Exhibit B of the City Engineer report dated September 11, 2024, attached to the Council file, and that the exact limits of the vacation areas be permitted to be adjusted by the City Engineer based on the final design of the private facilities to be constructed within the proposed vacation areas:
 - a. Pico Boulevard, from LA Live Way to approximately 785 feet southeasterly thereof:
 - i. The limited air space, with a lower limit of 15 feet above street surface and an upper limit of 200 feet above the street surface.
 - ii. On northerly side, the 20-foot-wide limited air and subsurface space, with an upper limit of 15 feet above street surface and a lower limit of 100 feet below street surface.
 - iii. On and along centerline, the 14-foot-wide limited air and subsurface space, with an upper limit of 15 feet above street surface and a lower limit of 1 foot below street surface.
 - iv. On and along centerline, the 41-foot-wide limited subsurface space, with an upper limit of 1 foot below street surface and a lower limit of 100 feet below street surface.
 - v. On southerly side, the 12-foot-wide limited air and subsurface space, with an upper limit of 15 feet above street surface and a lower limit of 100 foot below street surface.

- b. LA Live Way, from Pico Boulevard to approximately 222 feet southwesterly thereof, the variable width limited air space, with a lower limit of 15 feet above street surface and an upper limit of 40 feet above street surface.
 - c. LA Live Way, from Pico Boulevard to approximately 234 feet northeasterly thereof, the variable width limited air space, with a lower limit of 15 feet above street surface and an upper limit of 40 feet above street surface.
2. FIND that the vacation of the areas described below and shown colored orange on Exhibit B of said City Engineer report, be denied. The applicant has requested that these areas be withdrawn from their request.
- a. Chick Hearn Court, from approximately 41 feet westerly of Georgia Street to 67 feet westerly thereof,
 - i. The limited air space, with a lower limit of 15 feet above street surface and an upper limit of 70 feet above street surface.
 - ii. The 15-foot-wide limited air and subsurface space, with an upper limit of 15 feet above street surface and a lower limit of 100 foot below street surface.
 - b. Bond Street, from Pico Boulevard to easterly terminus at LA Live Way.
 - c. Pico Boulevard, an area approximately 64 feet by 97 feet westerly of LA Live Way, the limited air space, with a lower limit of 15 feet above street surface and an upper limit of 70 feet above street surface.
3. REVIEW and CONSIDER the Draft and Final Environmental Impact Report for the Convention and Event Center Project (FEIR), which were prepared by the City in compliance with the California Environmental Quality Act (CEQA), and certified by City in October

2012; the December 2021 Addendum to the Convention and Event Center Project Environmental Impact Report; and, the December 2021 Joint Analysis for the Convention Center Expansion and Modernization Project and JW Marriott Hotel and Conference Center Expansion Project (Transmittal Nos. 3, 4, 5, 6 of said City Engineer report).

4. FIND under CEQA Guidelines Section 15091(a)(1) that changes or alterations have been required in, or incorporated into, the subsurface space, air space, and street vacation that reduce or substantially lessen the significant environmental effects as identified in Chapter IV, Mitigation Monitoring and Reporting Program of the FEIR, pages IV-1 through IV-110, attached to the Council file, and in the City's CEQA review Memo, dated April 13, 2022 (Transmittal 7 of said City Engineer report) which is attached and incorporated herein.
5. FIND that no new information exists to show that the project or circumstances of the project have been changed to require additional environmental review, as described in State CEQA Guidelines Section 15162, and therefore the existing environmental documents adequately describe the potential impacts for this subsurface space, air space, and street vacation.
6. SPECIFY that the Permit Case Management Division of the Bureau of Engineering (BOE), located at 201 North Figueroa Street, Suite 200, Los Angeles, California 90012, is the custodian of the documents or other relevant material which constitute the record of the proceedings upon which the Council's decision is based.
7. FIND that there is a public benefit to this street vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the street. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easements.
8. FIND that the Vacation is in substantial conformance with the purposes, intent and provisions of the General Plan, in conformance with Section 556 of the City Charter.

9. FIND that the Vacation is not necessary for non-motorized transportation facilities, in conformance with Section 892 of the California Streets and Highways Code.
10. FIND that the Vacation is not necessary for present or prospective public use, in conformance with Section 8324 of the California Streets and Highways Code.
11. ADOPT said City Engineer's report with the conditions contained therein.
12. AUTHORIZE the BOE to issue a revocable permit to the petitioner of this vacation request, or its representative, subject to satisfaction of the conditions for issuing such permit, to close, fence, occupy, demolish, excavate, grade, and construct in the public right-of-way of a portion of Pico Boulevard within the conditionally approved vacation area, prior to finalizing and recording the street vacation of a portion of this street.

Fiscal Impact Statement: The City Engineer reports that on November 10, 2020, under Council file No. 20-0600-S82, the Council adopted the Financial Status Report Fiscal Year 2020-21. The document identifies funding in the amount of \$79,430.72 to be reappropriated by the Controller to Municipal Improvement Corporation of Los Angeles (MICLA) Fund No. 29B, Account No. 50T178, and transferred to Engineering Fund No. 100/78, Account No. 001010, for the investigation of this request pursuant to Section 7.42 of the Los Angeles Administrative Code (LAAC). Any deficit fee to recover the cost pursuant to Section 7.44 of the LAAC will be required of the petitioner. Maintenance of the public easement by City forces will be eliminated.

Community Impact Statement: None submitted

Adopted Item

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

(11) **24-1383**
CDs 7, 10

MOTION (RODRIGUEZ, HARRIS-DAWSON for HUTT - PADILLA) and RESOLUTION relative to issuing revenue bonds or other obligations, in the principal amount not to exceed \$37,000,000 (Obligations), for the purpose of financing the acquisition, construction, renovation, equipping, and furnishing of the real properties located at 3631 Crenshaw Boulevard, Suite 109, in Council District (CD) 10; and 12610 Glenoaks Boulevard in CD 7.

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

1. APPROVE the issuance of bonds by the California Enterprise Development Authority in an amount not to exceed \$37,000,000 to provide the financing of the Obligations, proceeds of which will be applied to financing the acquisition, construction, renovation, equipping and furnishing by Benevolence Industries Incorporated, or a related or successor entity (Borrower), of healthcare facilities, including facilities located at 3631 Crenshaw Boulevard, Suite 109, Los Angeles, California 90016 in CD 10 in an amount not to exceed \$6,500,000; and, at 12610 Glenoaks Boulevard, Sylmar, California 91342 in CD 7, in an amount not to exceed \$7,000,000.
2. HOLD a Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) public hearing at the City Council meeting on Tuesday, November 19, 2024 at 10:00 a.m., located at 200 North Spring Street, Room 340, Los Angeles, California 90012; and, ADOPT the accompanying TEFRA RESOLUTION, attached to the Motion.

Adopted Item

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

(12) **20-1306**
CD 10

MOTION (HUTT - KREKORIAN) and RESOLUTION relative to issuing Multifamily Housing Revenue Bonds in an amount not to exceed \$15,000,000, for the purpose of financing the new construction of the 43-unit multifamily housing development known as Solaris (Project) located at 1141-1145 Crenshaw Boulevard, Los Angeles, California 90019, in

Council District (CD) 10.

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

1. CONSIDER the results of the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) public hearing held on September 26, 2024 for the Project, attached to the Motion.
2. ADOPT the accompanying TEFRA RESOLUTION, attached to the Motion, approving the issuance of bonds in an amount not to exceed \$15,000,000 for the new construction of a 43-unit multifamily housing development located at 1141-1145 Crenshaw Boulevard, Los Angeles, California 90019, in CD 10.

Adopted Item

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

Items for which Public Hearings Have Been Held

(13) **21-1015-S14**

BUDGET, FINANCE AND INNOVATION COMMITTEE REPORT relative to authorizing the Bureau of Sanitation (BOS) to prepare and submit grant applications for the United States Environmental Protection Agency (EPA) National Brownfields Program Part A: Community Wide Assessment Grant Fiscal Year (FY) 2025 and Part C: Cleanup Grant FY 2025.

Recommendations for Council action:

1. AUTHORIZE the Director, BOS, or designee, to prepare and submit grant applications for the EPA National Brownfields Program Part A: Community-Wide Assessment Grant FY 2025 and Part C: Cleanup Grant FY 2025.
2. INSTRUCT the Director, BOS, or designee, to report to Council if

the City is awarded the grants, to request authority to accept the grant awards; and, to request approval for any related actions to implement the grant awards.

Fiscal Impact Statement: The CAO reports that approval of the recommendations in the report will not result in a General Fund impact. There is no matching funds requirement for the EPA National Brownfields Program grants. However, upon notification of a grant award, a reassessment on the General Fund impact should be completed as it relates to either lower than requested grant award amounts, verification of local match requirements, or front-funding for grants on a reimbursement basis.

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

Community Impact Statement: None submitted

(Energy and Environment Committee waived consideration of the above matter)

Adopted Item

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

(14) **20-1346**

BUDGET, FINANCE AND INNOVATION and PUBLIC WORKS COMMITTEES' REPORTS relative to accepting grant funding from the National Aeronautics and Space Administration (NASA) for the Predictive Environmental Analytics and Community Engagement for Equity and Environmental Justice Project; and related matters.

A. BUDGET, FINANCE AND INNOVATION COMMITTEE REPORT

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

1. CONCUR with the action taken by the Public Works

Committee on October 9, 2024, attached to Council file No. 20-1346.

2. AMEND and APPROVE Recommendation No. 1 contained in the Board of Public Works (BPW) report dated September 12, 2024, attached to Council file No. 20-1346, respectively, as follows:

AUTHORIZE the Director, Bureau of Street Lighting (BSL), or designee, to accept the NASA Grant and execute any necessary agreements in an amount not to exceed \$250,000 from NASA for a two-year period effective May 18, 2023, contingent upon each contractor submitting all required contractor compliance documents prior to execution of contract, updating the Standard Provisions to the most recent version (Revised 6/2024), and confirmation that the City Attorney has completed a review of the contract.

B. PUBLIC WORKS COMMITTEE REPORT

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

1. AUTHORIZE the Director, BSL, or designee, to accept the NASA Grant and execute any necessary agreements, in an amount not to exceed \$250,000 from NASA for a two-year period effective May 18, 2023.
2. AUTHORIZE the BSL to accept the NASA grant, approve the designation of the BSL as the administrative and fiscal agent for the NASA Grant to facilitate receipt and disbursement of grant funds, track and report matching funds, as well as reimburse the City for any grant related expenditures.
3. APPROVE the program grant agreement for the Civil, Human Rights and Equity Department (CHRED) to assist the City in the NASA Grant implementation in accordance with the terms and conditions set forth in the grant agreement.
4. AUTHORIZE the Controller to transfer and deposit \$250,000

from Fund to be determined (TBD) to the BSL Fund No. 347/50, Account No. TBD.

5. APPROVE the \$16,000 reimbursement to the BSL for administration costs for monitoring the project, and processing payments to OpenAQ and California State University Los Angeles (CSULA).
6. APPROVE the \$6,400 disbursement to environmental justice partners as directed by the CHRED for the project's community workshops.
7. APPROVE the \$22,000 reimbursement to the CHRED for the mobilization on the equity outcomes for underrepresented communities.
8. APPROVE the \$40,154 reimbursement to the Mayor for the Finance, Operations and Innovation team to manage the program.
9. APPROVE the program grant agreement between the BSL and OpenAQ in the amount of \$41,690 for data platform expertise and completion of air quality data workshops, and assist the City in the NASA Grant implementation in accordance with the terms and conditions set forth in the grant agreement.
10. APPROVE the program grant agreement between the BSL and CSULA in the amount of \$123,756 to develop a web-based Visualization Platform for Air Quality and Socioeconomic data based on air quality prediction modeling, and assist the City in the NASA Grant.

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

Community Impact Statement: None submitted

Adopted Motion (Blumenfield – Rodriguez) - SEE ATTACHED

Ayes: Blumenfield, de León, Harris-Dawson, Hernandez, Hutt, Krekorian, McOsker, Padilla, Price Jr., Raman, Rodriguez, Soto-Martínez, Yaroslavsky (13); Nays: (0);

Absent: Lee, Park (2)

(15) **24-1181**
CDs 2, 3,
4, 6, 7, 12

CONTINUED CONSIDERATION OF ENERGY AND ENVIRONMENT COMMITTEE REPORT relative to a personal services contract with Arakelian Enterprises, Inc. dba Athens Services for the processing and marketing of City-collected recyclables in the East Valley and West Valley wastesheds.

Recommendation for Council action:

AUTHORIZE the Board of Public Works (Board), or two members of the Board, on behalf of the Bureau of Sanitation, to execute the proposed Personal Services Contract with Arakelian Enterprises, Inc. dba Athens Services for the processing and marketing of City-collected recyclables in the East Valley and West Valley wastesheds for an initial five-year term, with two five-year renewal options, for a total potential term of 15 years, which has been previously approved by the Board, and subject to approval by the City Attorney as to form. Compensation will be provided on a monthly basis and subject to the availability of funds.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that the execution of the proposed Contract will have no additional impact to the General Fund. Funding in the amount of \$9,679,055 is provided by the Solid Waste Resources Revenue Fund (SWRRF). Future funding is contingent upon Council approval of the funds as part of the annual budget process. The contract includes an obligation limitation clause which limits the City's obligation to make payments to funds which have been appropriated for the stated purpose. As the SWRRF is currently subsidized by the General Fund, there may be an impact in subsequent years of the term.

Financial Policies Statement: The CAO reports that the recommendations in its report comply with the City's financial policies in that expenditures of special funds are limited to the mandates of the funding sources.

Community Impact Statement: None submitted

TIME LIMIT FILE - DECEMBER 1, 2024

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 22, 2024)

(Continued from Council meeting of November 6, 2024)

Adopted Item

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

(16) **12-1549-S20**
CD 6

GOVERNMENT OPERATIONS, TRANSPORTATION, and HOUSING AND HOMELESSNESS COMMITTEES' REPORT relative to initiating the review of City-owned parking lots in the Van Nuys area to determine the suitability for development of affordable and/or supportive housing, replacement parking, commercial and retail space, and open space, in conformance with the City's Asset Management Evaluation Framework and Affordable Housing Opportunity Site Review Process.

Recommendations for Council action, pursuant to Motion (Padilla – Raman):

1. INSTRUCT the City Administrative Officer (CAO), with the assistance of the Chief Legislative Analyst (CLA), Los Angeles Housing Department, Department of City Planning, Department of General Services, Los Angeles Department of Transportation (LADOT), and any other relevant departments, to initiate a review of the City-owned parking lots, located at 14401 Friar Street (Lot 601), 14521 Friar Street (Lot 609), 14532 Gilmore Street (Lot 610), 14607 Sylvan Street (Lot 620), 14517 Erwin Street (Lot 630), and 14402 Gilmore Street (Lot 631), to determine the suitability for development of affordable and/or supportive housing and replacement parking, as well as commercial and retail space and open space in conformance with the procedures outlined in the City's Asset Management Evaluation Framework and Affordable Housing Opportunity Site Review Process.

2. INSTRUCT the CAO to present the completed feasibility assessment and resulting recommendations to the Board of Transportation Commissioners for consideration of the redevelopment of the LADOT-owned parking lots.

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

Community Impact Statement: None submitted

Adopted Item

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

(17) **23-1348**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to the interim housing bed rates adjustment; and related matters.

Recommendations for Council action:

1. NOTE and FILE the Los Angeles Homeless Services Authority (LAHSA) report dated September 26, 2024 attached to the Council file.
2. APPROVE the proposed interim housing bed rates, as applicable, to be effectuated January 1, 2025, at the Level Staffing Model, Wage Tier 1 rates as follows:
 - a. \$69 per bed per night for sites with 51 beds or more.
 - b. \$79 per bed per night for sites with 50 beds or less.
3. APPROVE a 12 percent administrative rate for Service Providers beginning January 1, 2025, which is included in the proposed interim housing bed rates within the City Administrative Officer (CAO) report dated October 2, 2024, attached to the Council file.

4. INSTRUCT the CAO to identify funding and include the necessary authorities to execute new or amend existing contracts to effectuate the increased bed rates in a future report.
5. APPROVE the proposed interim housing bed rates, as applicable, to be effectuated July 1, 2025, at the Enhanced Staffing Model, Wage Tier 1 rates as follows:
 - a. \$89 per bed per night for sites with 51 beds or more.
 - b. \$116 per bed per night for sites with 50 beds or less.
6. DIRECT the CAO, Chief Legislative Analyst (CLA), and REQUEST the LAHSA to report to Council on additional funding opportunities to cover gaps in operating costs for interim housing sites.
7. DIRECT the CAO and CLA to consult with Council Offices to identify expanded services and associated costs to provide those services in interim housing sites.
8. INSTRUCT the CAO to solicit the County of Los Angeles for payment for client services equivalent to the payments and services provided at Inside Safe sites and Mayfair Hotel. All City-funded single adult beds must follow the bed rate approved in the CAO report. For any bed that is currently negotiated at a higher rate, including Inside Safe beds, upon renegotiation they must follow the CAO's recommended Bed Rate listed in the report.
9. INSTRUCT the Los Angeles Housing Department (LAHD) to amend any contract regarding the operations of interim housing facilities with the LAHSA to include a requirement that the Scope of Required Services (SRS) for interim housing in the City be presented for review and approval by the Council, including any re-procurement for this system.
10. INSTRUCT the CLA and CAO to work with the LAHSA to make revisions to the SRS and incorporate any changes made by the

Council into the SRS and require that any amendments to this draft SRS be presented to Council for review and approval.

11. INSTRUCT the CLA, CAO, and LAHD to identify and include best practices in contract management and administration to enhance accountability for the LAHSA and service providers, relative to the revised SRS for interim housing, beginning in Fiscal Year (FY) 2025-26.
12. INSTRUCT the CLA, in coordination with the LAHD, CAO, and LAHSA, to develop a set of City key performance indicators (KPIs) relative to the revised SRS for interim housing, to be included in applicable City contracts with the LAHSA; and, to develop and report on a review process related to the City KPIs for interim housing, including the requirement that service providers participate in this process, to be included in contracts with the LAHSA and service providers.
13. INSTRUCT the LAHD to amend any contract with the LAHSA regarding procurement of the interim housing system to implement the policy and program revisions adopted by Council.
14. REQUEST the LAHSA to report to Council on Administrative Budget allocation for FY 22-23, FY 23-24, and FY 24-25.
15. INSTRUCT the LAHD, with the assistance of the CAO, to amend the contract with the LAHSA to require submission of invoices from subcontractors and other documentation for services rendered with each cash request.
16. INSTRUCT the CAO to report to the Housing and Homelessness Committee, before the next meeting, clarifying the source of funds for the existing bed rate increases, and identifying funds to potentially increase the nightly bed rate, starting January 1, 2025, to the following:
 - a. \$89 per bed per night for sites with 51 beds or more.

b. \$116 per bed per night for sites with 50 beds or fewer.

Fiscal Impact Statement: The CAO reports that approval of the recommendations in the report will not have an immediate impact on the General Fund as funding recommendations will be provided in a future report. However, should the proposed increases be adopted and funding is needed for the initiatives, there may be an approximate fiscal impact of up to \$6.3 million in FY 2024-25 and \$183 million in FY 2025-26.

Financial Policies Statement: The CAO reports that approval of the recommendations contained in the report comply with the City's Financial Policies as there is no General Fund associated with the action at this time.

Community Impact Statement: None submitted

Adopted Item to Continue to December 3, 2024

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

(18) **24-1328**
CD 9

HOUSING AND HOMELESSNESS COMMITTEE REPORT and RESOLUTION relative to requesting authority to adopt the Tax Equity and Fiscal Responsibility Act (TEFRA) Resolution and minutes, and issue a tax-exempt multifamily conduit revenue note and a taxable multifamily conduit revenue note for the development of the Peak Plaza Apartments project located at 316 East Washington Boulevard.

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

ADOPT the recommendations in the Los Angeles Housing Department report dated October 23, 2024 attached to the Council file, relative to the Peak Plaza Apartments located at 316 East Washington Boulevard in Council District Nine.

Fiscal Impact Statement: The CAO reports that there is no impact to the General Fund. The City is a conduit issuer and does not incur liability for

the repayment of the notes, which are a limited obligation payable solely from project revenues, and the City is not, under any circumstances, obligated to make payments on the notes. The Affordable Housing Managed Pipeline commitment is funded by the SB2 Permanent Local Housing Allocation Fund No. 64R.

Financial Policies Statement: The CAO reports that the recommendations in the report comply with the City's Financial Policies in that the notes are a limited obligation payable solely from project revenues and the City is not, under any circumstances, obligated to make payments on the notes.

Community Impact Statement: None submitted

Adopted Item

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

(19) **22-0756-S4**
CD 4

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to approving the use of General Fund Leasing Funds to support the lease costs for the months of July, August, September, October, and November 2024 for the continued operations of the occupied interim housing site located at 7047 Franklin Avenue in Council District Four (CD 4).

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

1. APPROVE \$1,872,118 of General Fund Leasing funds to support the lease costs for the months of July 2024, August 2024, September 2024, October 2024, and November 2024 for the continued operations of the occupied interim housing site located at 7047 Franklin Avenue in CD 4, also known as Highland Gardens Hotel.
2. AUTHORIZE the Department of General Services to pay the owners of Highland Gardens Hotel \$1,872,118 from Fund No. 100/63, Account No. 000024, General Fund Leasing for the lease costs of July 2024, August 2024, September 2024, October 2024, and November 2024, for the continued operations of the occupied

interim housing site located at 7047 Franklin Avenue in CD 4, also known as Highland Gardens Hotel.

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

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

Adopted Item

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

(20) **24-1221**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to a pilot program for the distribution of a no-cost all-in-one fentanyl detection device to be funded through the Opioid Settlement funding.

Recommendation for Council action, pursuant to Motion (Rodriguez - Soto-Martínez):

INSTRUCT the Office of Procurement, in partnership with the Chief Legislative Analyst (CLA), City Administrative Officer (CAO), and Department of General Services, to report to Council on a pilot program for the distribution of an all-in-one fentanyl detection devices that can be distributed to residents throughout Los Angeles at no cost and funded through the Opioid Settlement funding.

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

Community Impact Statement: None submitted.

(Government Operations Committee waived consideration of the

above matter)

Adopted Item

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

(21) **13-1110-S11**

NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to a request for authority to apply for and accept a grant award from the National Endowment for the Arts, for the Fiscal Year 2024-25 (FY 24/25) Big Read Program.

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

1. AUTHORIZE the General Manager, Department of Cultural Affairs (DCA), or designee, to:
 - a. Retroactively submit a grant application to the National Endowment for the Arts for the FY 24/25 Big Read Program.
 - b. Submit all necessary paperwork relative to the grant, subject to City Attorney approval as to form and content.
 - c. Negotiate and execute the grant award and agreement on behalf of the City, and submit the required reporting relative to the grant, subject to City Attorney approval as to form and legality.
 - d. Prepare any Controller instructions needed to implement actions approved by the Council and Mayor on matters presented in or deriving from the transmittal, and/or to make necessary technical adjustment; and, further, request the Controller to implement these instructions.
2. AUTHORIZE the DCA to:

- a. Accept \$20,000 in grant funding from the National Endowment for the Arts for the FY 24/25 Big Read Program.
- b. Receive and expend National Endowment for the Arts grant funds for activities for all eligible purposes for the 12-month grant period.

3. AUTHORIZE the Controller to:

- a. Establish a new appropriation account within Fund No. 337, Cultural Affairs Grants, to be labeled as NEA BIG READ FY 24/25.
- b. Appropriate \$20,000 received from the National Endowment for the Arts into the newly established account within Fund No. 337, NEA BIG READ FY 24/25.

Fiscal Impact Statement: The DCA reports that there is no impact to the General Fund 100.

Community Impact Statement: None submitted.

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

Adopted Item

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

(22) **20-0446-S2**

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a proposed ordinance amending various sections of Article 4, Chapter X of the Los Angeles Municipal Code (LAMC).

Recommendations for Council action:

1. APPROVE the proposed amendments to Article 4, Chapter X of the LAMC as detailed in the redlined ordinance, Attachment A of the Department of Cannabis Regulation (DCR) report dated October 23, 2024, attached to the Council file.
2. REQUEST the City Attorney to prepare and present an ordinance to amend Article 4, Chapter X of the LAMC in accordance with the proposed amendments; and, include an urgency clause in the ordinance transmitted for City Council consideration.

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

Community Impact Statement: None submitted

Adopted Item

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

(23) **24-0779**
CD 6

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 6320-6344 ½ North Sepulveda Boulevard.

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

1. DETERMINE, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1, Section 15303, Class 3, Section 15311, Class 11, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. ADOPT the FINDINGS of the South Valley Area Planning Commission (SVAPC) as the Findings of Council.

3. PRESENT and ADOPT the accompanying ORDINANCE, dated March 14, 2024, effectuating a Zone Change from P-1VL-RIO to (T)C2-1VL-RIO for the legalization of 16 outdoor vacuum cleaner stations as an accessory use to an existing car wash, auto repair, and auto lube service, on a 1.2-acre site in the C2-1VL-RIO and P-1VL-RIO Zone; the requested entitlement is for a Zone Change from P-1VL-RIO to C2-1VL-RIO, in conformance with the General Commercial land use designation of the Van Nuys-North Sherman Oaks Community Plan and a Conditional Use Permit to allow the expansion of an auto-related use (vacuum stations) within 500 feet of a residential use and to operate from 7:00 a.m. to 7:30 p.m. on Monday through Friday, and 7:00 a.m. to 7:30 p.m. on Saturday in lieu of 9:00 a.m. to 8:00 p.m., and 7:00 a.m. to 7:30 p.m. on Sunday in lieu of 11 :00 a.m. to 8:00 p.m., as otherwise required for the properties located at 6320-6344 ½ North Sepulveda Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee on November 5, 2024, attached to the Council file.

4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 F:

...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.