

## **ALL ITEMS FORTHWITH**

### **- - - SPECIAL COUNCIL MEETING - - -**

10:15 A.M. OR AS SOON THEREAFTER  
AS COUNCIL RECESSES ITS REGULAR MEETING

**ROLL CALL - Members present: Alarcon, Cardenas, Greuel, Hahn, Parks, Perry, Reyes, Rosendahl, Weiss and President Garcetti (10); Absent: Huizar, LaBonge, Smith, Wesson and Zine (5).**

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ROLL CALL NUMBER (#) - INDICATES THE ORDER IN WHICH THE ITEMS WERE ACTED  
UPON DURING THE COUNCIL MEETING

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### **Items for Which Public Hearings Have Been Held - Items 30-34**

**Roll Call #1 - Motion (Parks - Reyes) Adopted, Ayes (11); Absent: Huizar, LaBonge, Smith and Wesson (4)  
(Item Nos. 30-33)**

#### **ITEM NO. (30) - ADOPTED**

**07-0126**

**CD 8**

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to the execution of a Fourth Amendment to the Construction and Permanent Gap Loan Agreement (Loan) with Vermont Seniors, Inc. (Developer), for the Vermont Seniors Apartment Housing Project (Project) located at 39th Street and Vermont Avenue, to increase the loan by a total amount not to exceed \$957,725.

Recommendation for Council action:

AUTHORIZE the Chief Executive Officer, Community Redevelopment Agency (CRA), or designee, subject to the review of the City Attorney as to form and legality, to execute a Fourth Amendment to the Loan with the Developer, a California non-profit public benefit corporation, for the Project to increase the Loan by a total amount not to exceed \$957,725, from \$10,015,872 to \$10,973,597 to be split as follows:

- a. Increase the Loan amount by up to \$890,000 [\$400,000 from City Affordable Housing Trust Fund (AHTF) and \$490,000 from Assembly Bill (AB) 1290 funds] to complete the 140-unit senior housing Project.
- b. Increase the Loan amount by an additional \$67,725 in Hoover Housing Trust funds to compensate the CRA for insurance advances made on the Developer's behalf pursuant to Section 8.3 of the Loan, subject to the review of the City Attorney as to form and legality and the Department of Public Works, Bureau of Contract Administration, for compliance with CRA contracting requirements.

Fiscal Impact Statement: The City Administrative Officer reports that there is no impact on the General Fund. The CRA is bound by the City Debt Management Policies and these actions will not impact the General Fund. The City Financial Policies are not applicable to the CRA. The source of funds for the \$957,725 Loan increase will comprise of \$400,000 in City AHTF, \$490,000 in AB 1290, and \$67,725 in Hoover Housing Trust funds.

## **ITEM NO. (31) - ADOPTED**

07-1114

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to creating an Ownership Opportunity Fund (OOF) and how the fees mandated for condominium conversion relocation assistance can be applied towards assisting tenants to purchase their units.

Recommendation for Council action, pursuant to Motion (Alarcon - Rosendahl):

INSTRUCT the Director, Los Angeles Housing Department to report within 30 days relative to the steps necessary to create an OOF and how the fees mandated for condominium conversion relocation assistance can be applied towards assisting tenants to purchase their units.

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

## **ITEM NO. (32) - ADOPTED**

07-2836

CDs 1, 4, 10 & 13 HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to a contract with Chattel Architecture, Planning, and Preservation, Inc. (Chattel Architecture), for a maximum amount of \$350,000 to update historic resources surveys.

Recommendation for Council action:

AUTHORIZE the Chief Executive Officer, Community Redevelopment Agency, or designee, to enter into a contract with Chattel Architecture for a total amount of \$350,000 to update historic resources surveys for the Hollywood, Westlake, and WilshireCenter/Koreatown Redevelopment Project Areas (Project Areas), subject to the review of the City Attorney as to form and legality.

Fiscal Impact Statement: The Chief Legislative Analyst reports that there is no fiscal impact to the City's General Fund as a result of this action.

**ITEM NO. (33) - MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATIONS**

06-1080-S3

TRANSPORTATION COMMITTEE REPORT relative to the Cycle 7 Call for Projects in connection with the State Safe Routes to Schools Program.

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

1. APPROVE the Final List of Proposed Projects for the Cycle 7 Call for Projects in connection with the State Safe Routes to Schools Program, as detailed in Attachment A of the October 30, 2007 Department of Transportation (LADOT) report and attached to the Committee report.
2. AUTHORIZE the General Manager, LADOT, on behalf of the City, to submit the applications to the California Department of Transportation (Caltrans) for the 28 highest-ranked projects shown on the Final List of Proposed Projects for the Cycle 7 Call for Projects in connection with the State Safe Routes to Schools Program, as detailed in Attachment A of the October 30, 2007 LADOT report, attached to the Committee report.
3. AUTHORIZE the General Manager, LADOT, and the Directors, Bureau of Street Lighting (BSL), and Bureau of Street Services (BOSS), to execute the necessary funding agreements and receive Safe Routes to Schools grant funds.
4. DIRECT the General Managers/Directors of the affected City Departments and Bureaus to submit for Council approval any resource needs, including front-funding, for the implementation of Caltrans-approved projects.
5. DIRECT the General Manager of the LADOT to install any speed humps approved for funding through the State Safe Routes to Schools Program to be installed without surveying adjacent residents or schools.

Fiscal Impact Statement: The LADOT reports that there is no impact to the General Fund. Match funds and front-funding may be available from the City's Proposition C local return monies, Gas Tax funds, Public Works Trust Fund, Transportation Development Act or Street Lighting funds.

**ITEM NO. (34) - MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATIONS**

**Roll Call #4 - Motion (Greuel - Rosendahl) Adopted, Ayes (11); Absent: Huizar, LaBonge, Smith and Wesson (4)**

07-3104

TRANSPORTATION COMMITTEE REPORT relative to the decision by the Los Angeles County Metropolitan Transportation Authority (MTA) to terminate the Fare Reimbursement Agreement with the City on January 1, 2008.

Recommendations for Council action, as initiated by Motion (Greuel - Parks), SUBJECT TO THE CONCURRENCE OF THE MAYOR:

1. REQUEST the MTA Board to delay implementation of terminating the Fare Reimbursement Agreement with the City of Los Angeles detailed in Attachment B to the October 25, 2007 Department of Transportation (LADOT) report, attached to the Committee report.
2. REQUEST the MTA Board to formally adopt a position relative to the September 24, 2007 notice of intent of the MTA to terminate the Fare Reimbursement Agreement with the City of Los Angeles as detailed in Attachment B to the October 25, 2007 LADOT report, attached to the Committee report.
3. DIRECT the LADOT and REQUEST the MTA to report back to Council on resolving issues in connection with Fare Reimbursement that will have the least financial impact to the transit ridership and include in said report specific alternatives.

Fiscal Impact Statement: The LADOT reports that it anticipates that the estimate loss to the City of approximately \$760,000 in annual Metro pass reimbursement revenues will be offset by increased revenues from a combination of sources including EX Transit Pass revenue reimbursements, cash, LADOT pass and ticket revenues, and increased FAP subsidies from the MTA. Actual impacts on revenues are dependent upon the level of ridership deflection resulting from the change in fare policy. As discussed in the October 25, 2007 LADOT report, discontinuing the existing practice of accepting Metro passes on DASH Downtown Los Angeles is expected to result in a passenger revenue increase of approximately \$500,000 per year, with a corresponding increase in Formula Allocation Procedure (FAP) subsidies of approximately \$500,000 per year, with a corresponding increase in FAP subsidies of approximately \$800,000 per year (total estimated increase of \$1.3 million per year). Therefore, there is no negative impact on the Budget.

## **Items for Which Public Hearings Have Not Been Held - Items 35-40**

(10 Votes Required for Consideration)

### **ITEM NO. (35) - MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATIONS**

**Roll Call #5 - Motion (Perry - Garcetti) Adopted, Ayes (10); Absent: Huizar, LaBonge, Reyes, Smith and Wesson (5)**

05-2565-S4

COMMUNICATION FROM LOS ANGELES HOUSING DEPARTMENT (LAHD) relative to recommendations for Amendment No. 1 to the 2007 Round 2 Permanent Supportive Housing Program (PSHP) - Notice of Funding Availability (NOFA).

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

1. INSTRUCT the General Manager, LAHD, or designee, to issue Amendment No. 1 to the 2007 Round 2 PSHP NOFA (substantially as attached to the LAHD report dated October 29, 2007) and implement an allocation schedule that will continue the over-the-counter funding round.
2. AUTHORIZE the General Manager, LAHD, or designee, to continue soliciting applications in amounts not to exceed \$28.9 million from the following capital funding sources, in addition to \$8.0 million if provided by the Community Redevelopment Agency (CRA) to the extent that applicant projects qualify for CRA funds available through the PSHP:

	<u>Fiscal Year 05-06</u>	<u>Fiscal Year 06-07</u>	<u>Total</u>
Bond Fees	\$2,153,823	\$0	\$2,153,823
HOME	0	15,912,081	15,912,081
HOPWA	<u>0</u>	<u>700,063</u>	<u>700,063</u>
Total	\$2,153,823	\$16,612,144	\$18,765,967
Agency	449,208	0	449,208
Dept. Water and Power	<u>7,488,202</u>	<u>0</u>	<u>7,488,202</u>
Total	\$12,351,042	\$16,612,144	\$28,963,186

Fiscal Impact Statement: The LAHD reports that proposed funding is available from HOME, HOPWA, Bond Fees, and CRA sources. There is no fiscal impact on the City General Fund.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

**Roll Call #2 - Motion (Garcetti - Reyes) Adopted, Ayes (11); Absent: Huizar, LaBonge, Smith and Wesson (4)  
(Item Nos. 36-38)**

**ITEM NO. (36) - MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATIONS FROM THE CITY ADMINISTRATIVE OFFICER - SEE FOLLOWING**

07-3466

COMMUNICATION FROM LOS ANGELES HOUSING DEPARTMENT (LAHD) relative to recommendations for the 2008 Calendar Year (CY) Affordable Housing Trust Fund (AHTF) - Notice of Funding Availability (NOFA).

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

1. INSTRUCT the General Manager, LAHD, or designee, to issue the NOFA (substantially as attached to the LAHD report dated October 17, 2007) for the CY 2008 AHTF and implement an allocation schedule that will include the authority to conduct up to three funding rounds. (All NOFA funding rounds will coincide with funding cycles for federal and state multifamily housing development programs.)
2. AUTHORIZE the General Manager, LAHD, or designee, to:
  - a. Solicit applications in the first funding round for 2008 in an amount of at least \$28,139,970 for the AHTF from the following sources:

HOME Funds	\$26,000,000
State Workforce Housing	\$2,139,970

- b. Prepare Controller instructions and any necessary technical adjustment(s), consistent with Mayor and Council actions on this matter, subject to the approval of the City Administrative Officer, and authorize the Controller to implement the instructions.
  - c. Amend the NOFA as necessary to be consistent with income or geographic targeting requirements of any applicable leveraged funding sources which may be revised or become available during the 2008 CY.
3. AUTHORIZE up to an additional \$6.8 million to the extent that applicant projects qualify for Community Redevelopment Agency (CRA) funds, available through the AHTF.
  4. AUTHORIZE the solicitation of applications for subsequent funding rounds based on approval of funds requested in the 2007/2008 Consolidated Plan and City Budget.

Fiscal Impact Statement: The LAHD reports that a total of \$34.8 million is available from HOME, California Department of Housing and Community Development, and CRA sources. There is no fiscal impact on the City General Fund.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

## ADOPTED

### MOTION (GARCETTI - REYES)

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

1. **INSTRUCT the General Manager, Los Angeles Housing Department (LAHD), or designee, to issue the 2008 Notice of Funding Availability (NOFA) for the Affordable Housing Trust Fund (AHTF), attached to the LAHD report dated October 17, 2007, with the revisions included in Attachment I of the City Administrative Officer (CAO) report attached to Council file No. 07-3466, and implement an allocation schedule to include up to three funding rounds. All NOFA funding rounds will coincide with funding cycles for federal and state multifamily housing development programs.**
2. **AUTHORIZE the General Manager, LAHD, or designee, to:**
  - a. **Solicit applications in the first funding round for 2008 in an amount not to exceed \$28,139,970, derived from federal HOME Investment Partnerships Program (\$26,000,000) and California Department of Housing and Community Development State Workforce Housing (\$2,139,970), and return for Council and Mayor approval of funding recommendations.**
  - b. **Authorize up to an additional \$6.8 million in funding recommendations utilizing previously approved Community Redevelopment Agency (CRA) funds allocated to the AHTF to the extent that applicant projects qualify for these funds and have obtained acknowledgement and support from the CRA.**

- c. Report to the Mayor and Council by December 15, 2007 with complete activity timelines for all 2008 AHTF and Permanent Supportive Housing Program (PSHP) NOFAs, including the PSHP 2007 Round 2 results.
- d. Solicit applications for subsequent funding rounds in 2008 based on availability of funds pursuant to the approval of the 2007-08 Consolidated Plan and the 2008-09 City Budget and return for Council and Mayor approval with funding recommendations.
- e. Amend the NOFA as necessary to be consistent with income or geographic targeting requirements of any applicable leveraged funding sources which may be revised or become available during the 2008 calendar year.
- f. Prepare Controller instructions and any necessary technical adjustment, consistent with the actions on this matter, subject to the approval of the CAO, and authorize the Controller to implement the instructions.

**Fiscal Impact Statement:** The CAO reports that there is no impact to the General Fund. Approval of these recommendations authorize the release of the 2008 AHTF NOFA Round One in the amount of \$28.1 million based on the availability of previously approved HOME Investment Partnerships Program (\$26 million) and a State of California Department of Housing and Community Development Workforce Housing Grant (\$2.1 million) funds. An additional \$6.8 million in previously approved CRA funds may be utilized to the extent that applicant projects qualify for these funds and have obtained acknowledgement and support from the CRA. The LAHD must report back to the Mayor and Council with recommendations for final award based on the results of the 2008 AHTF NOFA.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

**ITEM NO. (37) - MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATIONS FROM THE CHIEF LEGISLATIVE ANALYST - SEE FOLLOWING**

07-3384  
CD 9

COMMUNICATION FROM COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTION relative to obtaining a \$350,000 grant from the County of Los Angeles, Department of Public Health (DPH), committing \$200,000 in matching funds, and entering into a contract with Los Angeles Walks to develop a Pedestrian Element for the Southeast Los Angeles Community Plan Area.

Recommendations for Council action:

1. ADOPT the accompanying RESOLUTION (attached to the CRA report dated October 18, 2007) which authorizes the application, acceptance, and execution of a Policies for Livable, Active Communities and Environments (PLACE) Grant from the DPH for the development of a Pedestrian Element for the Southeast Los Angeles Community Plan Area within which is located the Council District Nine Corridors South of the Santa Monica Freeway Recovery Redevelopment Project Area.

2. AUTHORIZE the Chief Executive Officer, CRA, or designee, to:
  - a. Execute a Fund Transfer Agreement in an amount up to \$350,000 with the DPH to develop a Pedestrian Element for the Southeast Los Angeles Community Plan Area, subject to the review of the City Attorney as to form and legality.
  - b. Enter into a contract with Los Angeles Walks in an amount not to exceed \$350,000 to complete all outreach and planning work associated with the Pedestrian Element for the Southeast Los Angeles Community Plan Area and to negotiate and execute all other consultant contracts and subcontracts necessary for the completion of the Project in an amount not to exceed \$200,000, subject to the review of the City Attorney as to form and legality.
3. AMEND the CRA's Fiscal Year 2008 Budget to transfer \$200,000 of CD 9 Project Area Bond Proceeds from budgeted line item Commercial Development to Plans and Studies in order to fund planning and construction of fitness trails in existing parks within the Project Area.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

## **ADOPTED**

### **MOTION (GARCETTI - REYES)**

#### **Recommendations for Council action:**

1. **ADOPT the accompanying joint RESOLUTION [attached to the Chief Legislative Analyst (CLA) report dated November 8, 2007] authorizing the application, acceptance and execution of a Policies for Livable, Active Communities and Environments Grant from the Los Angeles County Department of Public Health (DPH) for the development of a Pedestrian Element of the Southeast Los Angeles Community Plan Area.**
2. **AUTHORIZE the Chief Executive Officer, Community Redevelopment Agency, or designee, to:**
  - a. **Execute a Fund Transfer Agreement in an amount up to \$350,000 with the DPH to develop a Pedestrian Element of the Southeast Los Angeles Community Plan Area.**
  - b. **Enter into a contract with Los Angeles Walks in an amount not to exceed \$350,000 to complete outreach and planning work associated with the Pedestrian Element of the Southeast Los Angeles Community Plan Area.**
  - c. **Negotiate and execute all other consultant contracts and subcontracts necessary for completion of the Pedestrian Element in an amount not to exceed \$200,000.**



3. **AMEND the Fiscal Year 2008 Budget to transfer \$200,000 of Council District Nine Corridors South of the Santa Monica Freeway Recovery Redevelopment Project Area Bond Proceeds from Commercial Development (Work Objective C92770) to Plans and Studies (Work Objective C96200) to fund planning and construction of fitness trails in existing parks within the Project Area.**

**Fiscal Impact Statement:** The CLA reports that there is no fiscal impact to the General Fund as a result of this action.

**(Housing, Community and Economic Development Committee waived consideration of the above matter)**

**ITEM NO. (38) - MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION FROM THE CHIEF LEGISLATIVE ANALYST - SEE FOLLOWING**

[07-3412](#)

CD 1

COMMUNICATION FROM COMMUNITY REDEVELOPMENT AGENCY (CRA) relative to acquiring real property located at 634-40 South Alvarado Street (aka the Westlake Theater).

Recommendations for Council action:

1. AUTHORIZE the Chief Executive Officer, CRA, or designee, to:
  - a. Take the necessary actions to acquire the real property located at 634-40 South Alvarado Street from Mi Sook Chai for the purchase price of \$5,700,000.
  - b. Amend the Fiscal Year (FY) 2008 Budget to:
    - 1) Transfer \$3,150,000 out of the Mixed Use Program Category and \$500,000 out of the Community Facilities Category to the Commercial and Industrial Category.
    - 2) Transfer \$1,100,000 of unanticipated carryover from the FY07 Budget to the Commercial and Industrial Category.
    - 3) Receive \$1,000,000 from the CRA's Land Acquisition Fund and deposit it in the Commercial and Industrial Category.
  - c. Take the necessary actions to receive \$2,000,000 in Community Development Block Grant funds.
2. APPROVE the allocation of \$1,000,000 from the CRA's Land Acquisition Fund for the purpose of acquiring the subject real property.

**Fiscal Impact Statement:** The CRA reports that there is no fiscal impact to the City's General Fund.

**(Housing, Community and Economic Development Committee waived consideration of the above matter)**

**ADOPTED**

**MOTION (GARCETTI - REYES)**

**Recommendation for Council action:**

**AUTHORIZE the Chief Executive Officer, Community Redevelopment Agency (CRA), or designee, to:**

- a. **Purchase the property located at 634-40 South Alvarado Street (Westlake Theater) from owner Mi Sook Chai for \$5,700,000.**
- b. **Allocate \$1,000,000 from the CRA Land Acquisition Fund for the purpose of acquiring the Westlake Theater.**
- c. **Amend the CRA Fiscal Year 2008 Budget and Work Program to:**
  - 1) **Transfer \$3,150,000 from the Community Facilities line item to the Commercial and Industrial line item.**
  - 2) **Transfer \$1,100,000 of unanticipated carryover from Fiscal Year 2007 to the Commercial and Industrial line item.**
  - 3) **Receive \$1,000,000 from the CRA Land Acquisition Fund and deposit the funds into the Commercial and Industrial line item.**
- d. **Take the necessary actions to receive \$2,000,000 in Community Development Block Grant funds for the Westlake Theater.**

**Fiscal Impact Statement: The Chief Legislative Analyst reports that there is no impact to the General Fund as a result of this action.**

**(Housing, Community and Economic Development Committee waived consideration of the above matter)**

**ITEM NO. (39) - ADOPTED**

**Roll Call #3 - Motion (Parks - Perry) Adopted, Ayes (11); Absent: Huizar, LaBonge, Smith and Wesson (4)**

**07-3584**

**CONSIDERATION OF RESOLUTION (PARKS - PERRY) relative to declaring a symbolic moratorium on the use of the "N" word.**

**Recommendation for Council action:**

RESOLVE to declare a symbolic moratorium on the use of the “N” word in the context of threats and violence in the City of Los Angeles.

(Rules and Government Committee waived consideration of the above matter)

**ITEM NO. (40) - MAPS APPROVED - CITY ENGINEER REPORTS ADOPTED**

**Roll Call #6 - Motion (Rosendahl - Greuel) Adopted, Ayes (11); Absent: Huizar, LaBonge, Smith and Wesson (4)  
(Item Nos. 40a-40d)**

07-3583

et al. FINAL MAPS in the various Council Districts.

Recommendation for Council action:

APPROVE the Final Maps and ADOPT the City Engineer Reports as detailed in the various listed Council files, including bonds, agreements, contracts and other related issues as specified:

07-3583

CD 5 a. FINAL MAP OF TRACT NO. 67250 for property lying westerly of Malcolm Avenue and southerly of Massachusetts Avenue.  
(Bond No. C-112481)  
Applicants: DHS & Associates  
Jack Little Co.

07-3612

CD 11 b. FINAL MAP OF TRACT NO. 63774 for property lying easterly of Granville Avenue and southerly of Santa Monica Boulevard.  
(Bond No. C-112482)  
Applicants: GFG Properties, LLC  
Jack Little Co.

07-3613

CD 2 c. FINAL MAP OF TRACT NO. 60362 for property lying northerly of Apperson Street and westerly of Commerce Avenue.  
(Bond No. C-112616)  
(Quimby Fee: \$39,564)  
Applicants: 7223 Apperson, LLC  
William Houser

07-3614

CD 4 d. FINAL MAP OF TRACT NO. 62152 for property lying northerly of Huston Street and easterly of Lankershim Boulevard.  
(Bond No. C-112617)  
(Quimby Fee: \$250,185)  
Applicants: 11011 Huston Street, LLC  
BMI Associates, Inc.

**Councilmember Rosendahl moved, seconded by Councilmember Welss, that the Special Council meeting adjourn.**

**Ayes, Alarcon, Cardenas, Greuel, Hahn, Parks, Perry, Reyes, Rosendahl, Weiss, Zine and President Garcetti (11); Absent: Huizar, LaBonge, Smith and Wesson (4).**

**Whereupon the Special Council meeting did adjourn.**

ATTEST: Frank T. Martinez, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL