

Los Angeles City Council, **Journal/Council Proceedings**
Friday, **February 22, 2008**
John Ferraro Council Chamber, Room 340, City Hall - 10 am

(For further details see Official Council Files)

(For communications referred by the President see Referral Memorandum)

ROLL CALL - Members present: Alarcon, Greuel, Hahn, Huizar, Parks, Perry, Reyes, Rosendahl, Smith, Weiss, Wesson, Zine and President Garcetti (13); Absent: Cardenas and LaBonge (2).

APPROVAL OF THE RECORD OF PROCEEDINGS OF THE COUNCIL MEETING OF
FEBRUARY 19, 2008

PUBLIC TESTIMONY ON NON-AGENDA ITEMS AT THE CALL OF THE CHAIR -
An opportunity for public testimony was provided.

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

Item Noticed for Public Hearing - Item 1

ITEM NO. (1) - PUBLIC HEARING CLOSED - ADOPTED

Roll Call #1 - Motion (Wesson - Reyes) Adopted, Ayes (13); Absent: Cardenas and LaBonge (2)

[07-3287](#)

CD 10

CONTINUED CONSIDERATION OF HEARING APPEALS OR OBJECTIONS to Building and Safety Department report and confirmation of lien to cover the costs of barricading of all openings and the cleaning and fencing of the lot at 1049 South Berendo Street. (lien: \$8,074.10)

(Continued from Council meeting of January 30, 2008)

Items for Which Public Hearings Have Been Held - Items 2-4

ITEM NO. (2) - ADOPTED

Roll Call #4 - Motion (Hahn - Wesson) Adopted, Ayes (11); Absent: Cardenas, LaBonge, Perry and Smith (4)

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to an Owner Participation Agreement (OPA) with the Port of Los Angeles (POLA) for development of its police headquarters at 260 West Fifth Street and 320 South Centre Street.

Recommendation for Council action:

AUTHORIZE the Chief Executive Officer, Community Redevelopment Agency (CRA), or designee, to execute an OPA (substantially as attached to the CRA report dated November 15, 2007) with POLA for the development of its police headquarters at 260 West Fifth Street and 320 South Centre Street in the Beacon Street Redevelopment Project Area, 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 General Fund impact as a result of this action.

Roll Call #2 - Motion (Perry - Garcetti) Adopted in lieu, Ayes (13); Absent: Cardenas and LaBonge (2) (Item Nos. 3-4)

ITEM NO. (3) - RECEIVED AND FILED

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT and RESOLUTION relative to the issuance and sale of Multifamily Senior Housing Revenue Refunding Bonds (Bonds), in an amount not to exceed \$96 million, for the Angelus Plaza Project (Project) located at 255 South Hill Street and 200 South Olive Street and related actions.

Recommendations for Council action:

1. ADOPT the accompanying RESOLUTION (Attachment B of the Community Redevelopment Agency (CRA) report dated December 20, 2007) approving for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, providing for the issuance of Bonds of the CRA to finance the acquisition and substantial rehabilitation of the Project.
2. AUTHORIZE the Chief Executive Officer, CRA, or designee, to:
 - a. Amend the CRA's Fiscal Year 2008 Budget approving the use of \$1,000,000 (\$200,000 per year for five years) from the Agency Land Acquisition Fund to be provided as a guaranty in the fifth year of the Angelus Trust Revolving Acquisition Fund.
 - b. Issue up to up to \$96 Million of Bonds to provide financing for the acquisition and substantial rehabilitation of the Project.
 - c. APPOINT Hawkins, Delafield, & Wood, LLP, as bond counsel for an amount not to exceed \$64,000 including reimbursable expenses for bond counsel services relative to the proposed issuance and sale of the bonds for the Project.

- d. APPOINT Sutter Securities, Incorporated, to serve as bond financial advisor and Gardner, Underwood, & Bacon, LLC, to serve as co-financial advisor with combined compensation not to exceed \$75,000.

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

ADOPTED

MOTION (PERRY - GARCETTI)

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

APPROVE the recommendations of the City Administrative Officer (CAO), as shown in the attached CAO report dated February 22, 2008, relative to the issuance and sale of Multifamily Senior Housing Revenue Refunding Bond, in an amount not to exceed \$96 million, for the Angelus Plaza Project located at 255 South Hill Street and 200 South Olive Street and related actions.

ITEM NO. (4) - ADOPTED

08-0133
CD 14

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT and RESOLUTION relative to a Predevelopment and Construction and Permanent Loan Agreement (Gap Loan) with the East LA Community Corporation (Developer), in an amount not to exceed \$2 million, for the development of the Las Margaritas Multifamily Rental Housing Project (Project) located at 115 and 137 North Soto Street and 319 North Cummings Street.

Recommendations for Council action:

1. ADOPT the accompanying RESOLUTION (attached to the Chief Legislative Analyst (CLA) report dated February 11, 2008) making a finding to appropriate \$2 million into the Adelante Eastside Redevelopment Project Area Low and Moderate Income Housing Trust Fund for development of the Project.
2. AUTHORIZE the Chief Executive Officer, Community Redevelopment Agency, or designee, to execute a Gap Loan with the Developer for the Project in an amount not to exceed \$2 million and related actions.

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

Items for Which Public Hearings Have Not Been Held - Items 5-7

(10 Votes Required for Consideration)

ITEM NO. (5) - MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATIONS

Roll Call #3 - Motion (Alarcon - Wesson) Adopted, Ayes (13); Absent: Cardenas and LaBonge (2)

COMMUNICATION FROM THE BUREAU OF STREET LIGHTING and ORDINANCE OF INTENTION FIRST CONSIDERATION establishing a date for hearing protests against the proposed sewer improvement for the project entitled, "La Mesa Street (near El Dorado Avenue) - A'11-SZC11400" (Assessment Sewer Improvement).

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

1. ADOPT the Director, Bureau of Street Lighting Report recommending the sewer improvement on La Mesa Street between El Dorado Avenue and approximately 233 feet southwest of San Fernando Road with mainline sanitary sewer, house connection sewer (laterals), appurtenant structures, and related work.
2. ADOPT Map A-21039.
3. PRESENT and ADOPT accompanying ORDINANCE OF INTENTION setting **APRIL 22, 2008** as the date for hearing protests against the above sewer improvement under the 1911 Act and pursuant to Section 6.1 to 6.15 of the Los Angeles Administrative Code and conducting an assessment ballot proceedings in accordance with Proposition 218, Article XIID of the California Constitution and Government Code Section 53753; and advising that public funds shall be allocated.

Fiscal Impact Statement: The cost of this improvement in the estimated amount of \$232,466 will be funded through Assessment Bonds to be paid by property owners. Sewer Capital Funds in the amount of \$22,804 will be added as the City's contribution to the project, available in the Assessment Act Sewers Account, Fund No. 761/50, Fiscal Year-08.

ITEM NO. (6) - ADOPTED

**Roll Call #5 - Motion (Alarcon - Wesson) Adopted, Ayes (11); Absent: Cardenas, LaBonge, Perry and Smith (4)
(Item Nos. 6a-6i)**

[08-0005-S107](#)

et al. RESOLUTIONS relative to removing various properties from the Rent Escrow Account Program.

Recommendation for Council action:

ADOPT the accompanying RESOLUTIONS removing the following properties from the Rent Escrow Account Program (REAP), inasmuch as the owner(s) have corrected the cited REAP violations and provided proof of compliance with the Los Angeles Housing Department (LAHD), Code Enforcement Unit, habitability citations, pursuant to Ordinance 173810, and ADOPT the Findings contained in the LAHD's report of February 14, 2008:

[08-0005-S107](#)

CD 9

- a. Property at 4827 South Compton Avenue (Case No. 87872).
Assessor I.D. No. 5107-022-024

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on June 15, 2007)

[08-0005-S108](#)

CD 14

- b. Property at 6608 North Figueroa Street (Case No. 138549).
Assessor I.D. No. 5486-017-008

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on November 28, 2007)

[08-0005-S109](#)

CD 5

- c. Property at 3132 South Canfield Avenue (Case No. 145548).
Assessor I.D. No. 4311-026-014

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on January 16, 2008)

[08-0005-S110](#)

CD 15

- d. Property at 1957 East 105th Street (Case No. 22467).
Assessor I.D. No. 6066-005-020

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on June 14, 2006)

[08-0005-S111](#)

CD 10

- e. Property at 1918 South West View Street (Case No. 83259).
Assessor I.D. No. 5062-001-027

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on February 15, 2007)

[08-0005-S112](#)

CD 9

- f. Property at 1118 West 42nd Street (Case No. 98289).
Assessor I.D. No. 5020-021-006

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on May 4, 2007)

[08-0005-S113](#)

CD 1

- g. Property at 231 South Avenue 54 (Case No. 109689).
Assessor I.D. No. 5468-013-028

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on August 23, 2007)

[08-0005-S114](#)

CD 9

- h. Property at 961 West 42nd Street (Case No. 125603).
Assessor I.D. No. 5020-033-012

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on July 26, 2007)

[08-0005-S115](#)

CD 10

- i. Property at 2528 South Redondo Boulevard (Case No. 122784).
Assessor I.D. No. 5049-016-061

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on August 23, 2007)

ITEM NO. (7) - ADOPTED

Roll Call #3 - Motion (Alarcon - Wesson) Adopted, Ayes (13); Absent: Cardenas and LaBonge (2)

[08-0005-S116](#)

CD 10

RESOLUTION terminating the rent reduction for the property at 639 South Commonwealth Avenue, all units EXCEPT units 1A, 1B, 1C, 1D, 2A, 2B, 2C and 2D from the Rent Escrow Account Program [REAP], (Case No. 141754), inasmuch as the owner(s) have corrected the specific REAP violations and provided proof of compliance with the Los Angeles Housing Department (LAHD), Code Enforcement Unit, habitability citations, pursuant to Ordinance 173810, and ADOPT the Findings contained in the LAHD's report of February 14, 2008.

Assessor I.D. No. 5077-007-024

(Notice of Acceptance into the REAP/Rent Reduction Program was sent on December 13, 2007)

MOTION ADOPTED UPON FINDINGS BY COUNCIL THAT THE NEED TO TAKE ACTION AROSE SUBSEQUENT TO THE POSTING OF THE COUNCIL AGENDA FOR FRIDAY, FEBRUARY 22, 2008, PURSUANT TO GOVERNMENT CODE SECTION 54954.2(b)(2) AND COUNCIL RULE 23

ADOPTED - FORTHWITH

Roll Call #6 - Motion (Zine - Weiss) Findings on Need to Act - Adopted, Ayes (10);

Absent: Cardenas, Greuel, LaBonge, Perry and Smith (5)

Roll Call #7 - Motion (Zine - Weiss) Adopted, Ayes (10);

Absent: Cardenas, Greuel, LaBonge, Perry and Smith (5)

[08-0010-S11](#)

MOTION (ZINE - WEISS) relative to an offer of reward for information leading to the identification, apprehension, and conviction of the person(s) responsible for a string of hate crimes in the West Valley on February 18, 2008.

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

- 1. PROVIDE an offer of reward in the amount of \$50,000 for information leading to the identification, apprehension, and conviction of the person(s) responsible for the string of hate crimes in the West Valley on February 18, 2008**
- 2. FIND that the subject reward complies with the provisions of Chapter 12, Article 1, Division 19, of the Los Angeles Administrative Code.**
- 3. DIRECT the City Clerk to publish the required notices and/or advertisements to effectuate this reward.**

MOTIONS PRESENTED PURSUANT TO RULE NO. 16 - TO BE PLACED ON THE NEXT AVAILABLE AGENDA

[08-0432](#)

MOTION (GARCETTI - ZINE) relative to declaring the Britollo Frozen Dinner Event on February 27, 2008 a Special Event (the event sponsor shall reimburse the City for all fees and costs associated with this event).

[06-0657](#)

MOTION (PERRY - GARCETTI) relative to declaring the Eighth Annual Festival on April 14-16, 2008 a Special Event (fees and costs absorbed by the City = \$1,600).

[08-0431](#)

MOTION (PARKS for CARDENAS - ROSENDAHL) relative to declaring the Grand Opening of the Dominican Republic Consulate General Office and Mini Carnival on February 23, 2008 a Special Event (fees and costs absorbed by the City = \$1,800).

[08-0430](#)

MOTION (HUIZAR - GREUEL) relative to declaring the Million Dollar Theater Grand Re-Opening on February 28, 2008 a Special Event (fees and costs absorbed by the City = \$1,642).

[07-0526](#)

MOTION (ROSENDAHL - GREUEL) relative to declaring the Trees To The Sea 2008 event on March 8, 2008 a Special Event (fees and costs absorbed by the City = \$2,692).

[08-0421](#)

MOTION (WESSON - ROSENDAHL) relative to declaring the Wilshire Center Earth Day/Car Free Day on April 22, 2008 a Special Event (fees and costs absorbed by the City = none submitted).

[07-0520](#)

MOTION (REYES - HUIZAR) relative to declaring the 28th Annual Ceremony to Honor Cuauhtemoc on February 23, 2008 a Special Event (fees and costs absorbed by the City = \$6,085).

[07-0037](#)

MOTION (WEISS - ROSENDAHL) relative to declaring the Westwood Village Certified Farmers Market on February 24, 2008 - November 23, 2008 a Special Event (fees and costs absorbed by the City = none submitted).

[08-0420](#)

MOTION (GARCETTI - HUIZAR) relative to declaring the LA Magazine, ED Hardy event on February 22, 2008 a Special Event (the event sponsor shall reimburse the City for all fees and costs associated with this event).

[07-0076](#)

MOTION (HUIZAR - HAHN) relative to declaring the Create Fixate Art Show on March 8, 2008; May 17, 2008; June 21, 2008; September 27, 2008; and December 6, 2008 a Special Event (fees and costs absorbed by the City = \$4,352).

[08-0419](#)

MOTION (ALARCON - HUIZAR) relative to declaring the 15th Annual Cesar E. Chavez March for Justice and Cultural Arts Festival on March 30, 2008 a Special Event (fees and costs absorbed by the City = \$2,800).

[08-0417](#)

MOTION (HUIZAR - HAHN) relative to declaring the Chinese Cultural Festival on May 10-11, 2008 a Special Event (fees and costs absorbed by the City = \$6,728).

[07-0519](#)

MOTION (WESSON - ROSENDAHL) relative to installing street banners announcing the Palms Neighborhood Council for the period of March 2008 to March 2009.

[08-0434](#)

MOTION (ROSENDAHL - WEISS) relative to initiating street vacation proceedings for Aetna Street between Van Nuys Boulevard and Vesper Avenue.

[08-0433](#)

MOTION (ROSENDAHL - WEISS) relative to initiating street vacation proceedings for a portion of Beech Knoll Road Excess Right-of-Way adjacent to Lot 44, Tract No. 6840.

[06-0233](#)

MOTION (PERRY - GARCETTI) relative to amending previous Council action regarding the Friends Serving Friends-Homeless Feed on February 23, 2008.

[08-0435](#)

MOTION (PERRY - GARCETTI) relative to the Department of General Services using the Tom Bradley Room on May 29, 2008.

[08-0436](#)

RESOLUTION (ZINE - GREUEL) relative to calling on Tenet Healthcare Corporation and Health Care Property Investors Inc., to reach an agreement to complete the sale of the Encino-Tarzana Regional Medical Center as quickly as possible.

[08-0437](#)

MOTION (SMITH - ZINE) relative to purchasing two parcels at Stoney Point Park to provide equestrian access to trails along the northern border of the City.

[08-0443](#)

MOTION (SMITH - ZINE) relative to removing the sidewalk dedication requirements for a youth center project being constructed at 18901 West Parthenia.

RESOLUTIONS PRESENTED PURSUANT TO RULE NO. 16 - TO BE PLACED ON THE NEXT AVAILABLE AGENDA

[08-0002-S18](#)

RESOLUTION (GARCETTI - WESSON - HUIZAR) relative to legislation that would reappropriate to the City of Los Angeles, the balance of the appropriation provided for in the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Funds.

COUNCILMEMBERS' REQUESTS FOR EXCUSE FROM COUNCIL MEETINGS

Upon her request, and without objections, Councilmember Greuel was excused from Council session of Tuesday, May 13, 2008 due to City Business.

Upon his request, and without objections, Councilmember Reyes was excused to arrive late at 11:00 A.M. to Council session of Wednesday, March 26, 2008 due to City Business.

Upon his request, and without objections, President Garcetti was excused to leave early at 11:30 A.M from Council session of Friday, April 25, 2008 due to City Business.

At the conclusion of this day's Council Session ADJOURNING MOTIONS WERE ADOPTED in tribute to the memory of:

[08-0021](#) - Catherine Gilda Sena

(Rosendahl - Garcetti)

Eleanor Kellough

(Parks)

Ayes, Alarcon, Hahn, Huizar, Parks, Reyes, Rosendahl, Weiss, Wesson, Zine and President Garcetti (10); Absent: Cardenas, Greuel, LaBonge, Perry and Smith (5).

Whereupon the Council did adjourn.

ATTEST: Frank T. Martinez, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL