

Los Angeles City Council, **Journal/Council Proceedings**

Friday, **September 12, 2008**

John Ferraro Council Chamber, Room 340, City Hall - 10:30 am

- - - SPECIAL COUNCIL MEETING - - -

10:30 A.M. OR AS SOON THEREAFTER
AS COUNCIL RECESSES ITS REGULAR MEETING

ROLL CALL - Members present: Alarcon, Cardenas, Greuel, Hahn, Huizar, LaBonge, Parks, Perry, Reyes, Rosendahl, Weiss, Wesson, Zine and President Garcetti (14); Absent: Smith (1).

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

Item for Which Public Hearing Has Been Held - Item 19

ITEM NO. (19) - ADOPTED AS AMENDED - TO THE MAYOR FORTHWITH - SEE FOLLOWING

Roll Call #1 - Motion (Parks - Perry), Ayes (14); Absent: Smith (1)

[08-1923](#)

[06-1882](#)

CD 8

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to various actions, including the execution of a new Cooperation Agreement regarding the use of \$21.9 million, related to the retail component of the mixed-use Marlton Square Project (Project).

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

1. APPROVE the recommendations contained within the accompanying City Administrative Officer and Chief Legislative Analyst (CAO/CLA) report dated September 9, 2008.
2. INSTRUCT the Community Redevelopment Agency (CRA) to report back every 60 days relative to the status of the Project, including but not limited to: land acquisition, design, financing, entitlements, and pending litigation.

Fiscal Impact Statement: The CAO/CLA report that there is no impact on the General Fund. As proposed, a total of \$19,175,000 in U.S. Housing and Urban Development (HUD) funds (\$15,175,000 Section 108 Loan, \$2,000,000 Economic Development Initiative Grant and \$2,000,000 Brownfields Economic Development Initiative Grant) will be used to pay for land acquisition, relocation, predevelopment, and soft costs for the retail component of the mixed-use Marlton Square development. The Section 108 Loan debt service (principal and interest) payments are estimated

to be \$1.45 million per year or \$23.2 million for a 16-year period and will be derived from the following sources: 1) up to \$1,220,000 per year or a total of \$19.5 million in Community Development Block Grants (CDBG) Funds; and, 2) Assembly Bill (AB) 1290 Funds from the CRA South Los Angeles Region. The minimum amount of AB 1290 funds pledged will be \$228,769 per year (approximately \$3.7 million) and the maximum will be \$356,415 per year (up to \$4.6 million), depending on the final interest rate and payment amounts. The CRA is only bound by the disclosure provisions of the City Debt Management Policies; the City Financial Policies are not applicable to CRA. The HUD funds represent funds from the federal government and are collateralized against future City CDBG entitlements. Should these funds be used in an ineligible activity, repayment would have to come from non-federal dollars.

Community Impact Statement: None submitted.

ADOPTED

AMENDING MOTION (PERRY for PARKS - WESSON)

Recommendations for Council action:

- 1. SUBSTITUTE the following new language for Recommendation No. 1 of the City Administrative Officer/Chief Legislative Analyst (CAO/CLA) report:**

Authorize the General Manager, Community Development Department (CDD), or designee, to cancel all existing contracts with the Community Redevelopment Agency (CRA) for the retail component (Project) of the mixed-use Marlton Square development and authorize the General Manager, CDD, and CRA, Chief Executive Officer (CEO), or designees, to negotiate and execute a new Cooperative Agreement and the related documents between CDD and CRA for an aggregate amount of \$19,175,000 (listed below) to pay for land acquisition, relocation, predevelopment, soft costs, purchase options, and other eligible costs, subject to the loan-to-value ratio requirements set forth in the City's governing documents with HUD, for parcels located at the Project site, subject to the approval of the City Attorney as to form and legality:

<u>Funds</u>	<u>Amount</u>
Section 108 Loan Guarantee	\$15,175,000
Economic Development Initiative (EDI)	2,000,000
Brownfields Economic Development Initiative (BEDI)	2,000,000
Total	\$19,175,000

- 2. SUBSTITUTE the following new language for Recommendation No. 7 of the CAO/CLA report:**

Authorize the CRA, CEO, or designee, to provide interest reserve shortfall and AB1290 shortfall guarantees to the City to pay for any shortfalls in the Section 108 Loan interest reserve and AB1290 debt service requirements.

Items for Which Public Hearings Have Not Been Held - Items 20-21

(10 Votes Required for Consideration)

ITEM NO. (20) - MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATIONS - TO THE MAYOR FORTHWITH

Roll Call #2 - Motion (Greuel - Reyes), Ayes (12); Absent: Parks, Perry and Smith (3)

[08-2348](#)

CD 2

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE CITY PLANNING COMMISSION and ORDINANCE FIRST CONSIDERATION relative to a Residential Floor Area (RFA) Supplemental Use District for all non-hillside single-family residentially-zoned properties located in Sunland-Tujunga.

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

1. FIND that this action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class (5), Category 12 of the City's CEQA Guidelines.
2. ADOPT the FINDINGS of the City Planning Commission as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, establishing an RFA Supplemental Use District and conditions for all non-hillside single-family residentially zoned properties located in Sunland-Tujunga located to the north and south of Foothill Boulevard, in an area generally bounded by Lowell Avenue and the Los Angeles City limit on the east, the Foothill Freeway on the southwest, the eastern edge of the Big Tujunga Wash on the northwest and the Los Angeles City limit and Los Angeles National Forest on the north.

Applicant: City of Los Angeles

CPC 2008-2861 RFA

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

Community Impact Statement: None submitted.

(Planning and Land Use Management Committee waived consideration of the above matter)

URGENCY CLAUSE - 12 VOTES REQUIRED

ITEM NO. (21) - MAPS APPROVED - CITY ENGINEER REPORTS ADOPTED

Roll Call #3 - Motion (Wesson - Hahn), Ayes (10); Absent: Cardenas, Parks, Reyes, Smith and Weiss (5)

[08-2363](#)

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:

[08-2363](#)

CD 1

- a. FINAL MAP OF TRACT NO. 66744 for property located at 1138 South Serrano Avenue, lying easterly of Serrano Avenue and northerly of 12th Street.
(Quimby Fee: \$53,154)
Applicants: Palacio Alto Angelino, LLC
Taik Yul Kim

[08-2364](#)

CD 4

- b. FINAL MAP OF TRACT NO. 61152 for property located at 948 South Dunsmuir Avenue, lying easterly of Dunsmuir Avenue and northerly of Olympic Boulevard.
(Bond No. C-114118)
(Quimby Fee: \$40,158)
Applicants: Dunsmuir, LLC
Tala Associates

[08-2366](#)

CD 5

- c. FINAL MAP OF TRACT NO. 63701 for property located at 2055 Avenue of the Stars, lying westerly of Avenue of the Stars and northerly of Olympic Boulevard.
(Bond No. C-114405)
(Quimby Fee: \$893,319)
Applicants: Avenue of the Stars Associates, LLC
Jerry L. Uselton

[08-2367](#)

CD 4

- d. FINAL MAP OF TRACT NO. 63398 for property located at 10878 and 10906 Bloomfield Street, lying southerly of Bloomfield Street and easterly of Vineland Avenue.
(Bond No. C-114406)
(Quimby Fee: \$204,880)
Applicants: Kenneth and Cynthia Marker
Curtis and Cheryl Johnson and Jeffrey and June Louks
Mark Handel
PERMCO Engineering

[08-2391](#)

CD 4

- e. FINAL MAP OF TRACT NO. 63889 for property located at 11323-29 West Huston Street, lying northerly of Huston Street and easterly of Tujunga Avenue.
(Bond No. C-114408)
(Quimby Fee: \$43,812)
Applicants: Tafil, Inc.
Harvey A. Goodman

[08-3265](#)

CD 11

- f. PARCEL MAP L.A. NO. 2005-1767 for property located at 619 East San Juan Avenue, lying on the northerly side of San Juan Avenue and westerly of Lincoln Boulevard.
(Bond No. C-114404)
(Quimby Fee: \$14,604)
Applicants: Earnest and Susan Schroer
Paul and Jennifer Roman
Harvey Goodman

[08-2369](#)

CD 4

- g. PARCEL MAP L.A. NO. 2007-4024 for property located at 5600 Wilshire Boulevard, lying on the southerly side of Wilshire Boulevard and westerly of La Brea Avenue.
(Bond No. C-114407)
Applicants: Kimley Horn and Associates
BRE Properties, Inc.
Iacobellis and Associates

Councilmember Huizar moved, seconded by Councilmember Zine, that the Special Council meeting adjourn.

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

Whereupon the Special Council meeting did adjourn.

ATTEST: Karen E. Kalfayan, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL