

Los Angeles City Council, Journal/Council Proceeding

Friday, October 31, 2025

**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, Lee, McOsker, Padilla, Raman, Rodriguez, Soto-Martínez (10); Absent: Jurado, Nazarian, Park, Price Jr., Yaroslavsky (5)

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 for which Public Hearings Have Been Held

(1) 25-0391

ORDINANCE SECOND CONSIDERATION relative to amending the Los Angeles Administrative Code (LAAC) to implement Charter Amendment FF for the transfer of membership and years of services for eligible sworn peace officers from the Los Angeles City Employees' Retirement System (LACERS) to the Los Angeles Fire and Police Pensions (LAFPP).

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

PRESENT and ADOPT the accompanying ORDINANCE, dated September 8, 2025, amending Chapters 10, 11, 11.5, 18.5, 20, 21, and 22 of Division 4 of the LAAC to authorize the transfer of membership and service credit for sworn peace officers currently employed by the City's Police, Airports, Harbor, and Recreation and Parks Departments from the LACERS to Tier 6 of the LAFPP; to provide for the issuance of refunds to certain Tier 6 Members; and make amendments to plan provisions for LACERS, LAFPP, and the Limited Term Retirement Plan (LTRP), and the retiree health programs.

Community Impact Statement: None submitted.

(City Attorney report adopted at the Council meeting of September 30, 2025)

10 VOTES REQUIRED ON SECOND READING

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Raman, Rodriguez, Soto-Martínez (10); Nays: (0); Absent: Jurado, Nazarian, Park, Price Jr., Yaroslavsky (5)

(2) 25-1043

PUBLIC SAFETY and BUDGET AND FINANCE COMMITTEES' REPORT relative to the Los Angeles Fire Department (LAFD) Revolving Training Fund 40K Fiscal Year 2024-25 Annual Report.

Recommendation for Council action:

NOTE and FILE the Board of Fire Commissioners report dated September 3, 2025, attached to Council file No. 25-1043, relative to the LAFD Revolving Training Fund 40K Fiscal Year 2024-25.

Fiscal Impact Statement: Not applicable

Community Impact Statement: None submitted

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Raman, Rodriguez, Soto-Martínez (10); Nays: (0); Absent: Jurado, Nazarian, Park,

Price Jr., Yaroslavsky (5)

(3) **23-0100**

TRADE, TRAVEL, AND TOURISM COMMITTEE REPORT relative to a report on Port of Los Angeles (POLA) and Los Angeles World Airports (LAWA) information sharing practices and interdepartmental coordination related to sustainability initiatives.

Recommendation for Council action:

RECEIVE and FILE the joint POLA and LAWA report dated August 4, 2025, attached to the Council file, relative to their information sharing practices and interdepartmental coordination related to sustainability initiatives, inasmuch as the report is for informational purposes only and no action is required.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted.

Adopted Item

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Raman, Rodriguez, Soto-Martínez (10); Nays: (0); Absent: Jurado, Nazarian, Park, Price Jr., Yaroslavsky (5)

(4) **21-1330
CD 7**

ENERGY AND ENVIRONMENT COMMITTEE REPORT relative to the Fourth Amendment to the Second Memorandum of Understanding with the Discovery Cube Los Angeles (DCLA) to develop, promote, and assist with Bureau of Sanitation (BOS) environmental events and programs.

Recommendation for Council action:

AUTHORIZE the Board of Public Works, on behalf of the BOS, to execute the proposed Amendment No. 4 to the Second Memorandum of Understanding with the DCLA for a total cost ceiling not to exceed \$1.8 million to develop, promote, and assist with BOS environmental events and programs.

Fiscal Impact Statement: The CAO reports that there is no additional impact on the General Fund. As part of the City's 2025-26 Adopted

Budget, funding of \$900,000 was provided in the General City Purposes Fund to offset the DCLA operational costs. An additional contribution of \$900,000 was provided by BOS from the Sewer Operations and Maintenance Fund (\$450,000) and the Solid Waste Resources Revenue Fund (\$450,000), which has already been appropriated within the General City Purposes Fund.

Financial Policies Statement: The CAO reports that the actions recommended above comply with the City's Financial Policies in that current operations will be funded by current revenues.

Community Impact Statement: None submitted

TIME LIMIT FILE - DECEMBER 16, 2025

(LAST DAY FOR COUNCIL ACTION - DECEMBER 12, 2025)

Adopted Item Forthwith

Ayes: Blumenfield, Harris-Dawson, Hernandez, Hutt, Lee, McOsker, Padilla, Raman, Rodriguez, Soto-Martínez (10); Nays: (0); Absent: Jurado, Nazarian, Park, Price Jr., Yaroslavsky (5)

Items Called Special

Motions for Posting and Referral

Council Members' Requests for Excuse from Attendance at Council Meetings

Adjourning Motions

Council Adjournment

CONTINUED FROM COUNCIL MEETINGS OF OCTOBER 28 AND 29, 2025

Items for which Public Hearings Have Been Held

(5) **25-0670**
CD 7

CONTINUED CONSIDERATION OF GOVERNMENT OPERATIONS COMMITTEE REPORT relative to a non-profit lease agreement with North Valley Caring Services (NVCS) for food pantry and social services at 10801 and 10807 San Fernando Road, and 13269 Van Nuys Boulevard.

Recommendation for Council action:

AUTHORIZE the Economic and Workforce Development Department to negotiate and execute a new lease agreement with NVCS for food pantry and social services use at 10801 and 10807 San Fernando Road, and 13269 Van Nuys Boulevard, Los Angeles, California 91331, under the terms and conditions substantially as outlined in the September 29, 2025 Municipal Facilities Committee (MFC) report, attached to the Council file.

Fiscal Impact Statement: The MFC reports that there is no General Fund impact as this is a no-cost lease agreement. The NVCS is responsible for tenant improvements, maintenance, repairs, utilities, security, and custodial costs.

Community Impact Statement: None submitted.

(Continued from Council meeting of October 28, 2025)

Adopted Item as Amended by Motion 5A (Rodriguez – Hutt) - SEE ATTACHED

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOskey, Padilla, Raman, Rodriguez, Soto-Martínez (11); Nays: (0); Absent: Nazarian, Park, Price Jr., Yaroslavsky (4)

(6) **22-1545-S35**
CD 6

CONTINUED CONSIDERATION OF GOVERNMENT OPERATIONS COMMITTEE REPORT relative to a proposed lease agreement with

the Los Angeles County Metropolitan Transportation Authority (Metro) for property located at 6340 North Balboa Boulevard and 16800 West Victory Boulevard.

Recommendation for Council action:

AUTHORIZE the General Services Department to negotiate and execute a lease agreement with the Metro for property located at 6340 North Balboa Boulevard and 16800 West Victory Boulevard under the terms and conditions substantially outlined in the October 9, 2025 Municipal Facilities Committee (MFC) report, attached to the Council file.

Fiscal Impact Statement: The MFC reports that approval of the October 9, 2025 MFC report, attached to the Council file, will not have an immediate impact on the General Fund at this time given that budgeted General Funds are being used to support leasing through the Homelessness Emergency Account. There is a potential future impact to the General Fund relative to supporting the costs for the remainder of the lease term.

Community Impact Statement: None submitted

(Housing and Homelessness Committee waived consideration of the above matter)

(Continued from Council meeting of October 29, 2025)

Adopted Item Forthwith

Ayes: Blumenfield, Harris-Dawson, Hernandez, Jurado, Hutt, Lee, McOsker, Padilla, Raman, Rodriguez, Soto-Martínez (11); Nays: (0); Absent: Nazarian, Park, Price Jr., Yaroslavsky (4)

ENDING ROLL CALL

Blumenfield, Harris-Dawson, Hernandez, Hutt, Jurado, Lee, McOsker, Padilla, Raman, Rodriguez, Soto-Martínez (11); Absent: Nazarian, Park, Price Jr., Yaroslavsky (4)

Whereupon the Council did adjourn.

ATTEST: Patrice Y. Lattimore, CITY CLERK

By

A handwritten signature in black ink, appearing to read "Patrice Y. Lattimore", followed by a small "co" or similar mark.

Council Clerk

A handwritten signature in black ink, consisting of stylized initials followed by a long, sweeping horizontal stroke.

PRESIDENT OF THE CITY COUNCIL

COMMENDATORY RESOLUTIONS

MOVED BY	SECONDED BY	NAME
HERNANDEZ	ALL COUNCIL	Margarita Alvarez Gomez,
RAMAN	HUTT FOR NAZARIAN – HERNANDEZ	Sahag Yedalian

MOTION

5 A

I MOVE that the matter of the GOVERNMENT OPERATIONS COMMITTEE REPORT relative to a non-profit lease agreement with North Valley Caring Services (NVCS) for food pantry and social services at 10801 and 10807 San Fernando Road, and 13269 Van Nuys Boulevard, Item No. 5 on today's Council continuation agenda (C.F. 25-0670) BE AMENDED to adopt the following revised recommendation:

- **AUTHORIZE** the Economic and Workforce Development Department (EWDD), pursuant to the Los Angeles Administrative Code ("Admin. Code") Section 7.27.2 and the findings set forth herein, to negotiate and execute a lease agreement with North Valley Caring Services (NVCS), a 501(C)3 nonprofit organization for use as a temporary location for food pantry and social services which include food distribution, homelessness support, education, youth programs, and outreach that will serve a public purpose by assisting in the economic development of the City at 10801 & 10807 San Fernando Road and 13269 Van Nuys Boulevard, Los Angeles, CA 91331 in CD7.

Adopt the following additional recommendation:

- **ADOPT** the following findings to support the lease by and between the City (through EWDD) and NVCS:

Admin. Code Section 7.27.2 authorizes EWDD to convey any interest, via sale or lease, in City-owned property at below fair market value, subject to the City Council making a finding that the conveyance, at the price with terms and conditions imposed thereon, serves a public purpose by assisting in the economic development of the City.

Pursuant to an appraisal of the property conducted on March 28, 2024, the fair market value of the proposed leased office space to NVCS is \$335,244/annually. EWDD has prepared a Term Sheet (see attached) which describes the terms of the lease. Notably, the lease is for \$1/annually (plus CAM charges of \$2,200), and no additional City conditions that would result in an increase of the costs to the lessee.

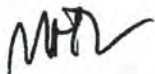
As indicated in the Term Sheet, and to be required by the lease, NVCS will maintain five (5) full time staff positions and ten (10) part time staff positions for the duration of the lease term, which positions would have been eliminated if this program was unable to enter into a temporary lease with the City of Los Angeles. NVCS will also host economic development trainings once a month at this site. Courses will be focused on entrepreneurship, job skills, and small business formation and will be targeted to local community members. Together, the job retention and trainings that result from the lease by NVCS will contribute approximately \$362,000 to the economic development of the Pacoima area. Based on the foregoing, the estimated fair reuse value of the interest to be conveyed, determined at the use and with the City Conditions, exceeds the fair market value.

PRESENTED BY:

MONICA RODRIGUEZ

Councilwoman, 7th District

SECONDED BY:


OCT 31 2025



For Wednesday, November 12

MOTION

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

#51

At its meeting on October 9, 2025 (Letter of Determination date: October 30, 2025), the City Planning Commission **granted in part/denied in part an appeal** filed by *Concerned Residents of Green Meadows West-Harbor City* (Representative: Kristina Kropp, Luna & Glushon), (Case No. DIR-2024-7352-BSA-1A, **Item 6 on its Agenda**), that: **1)** sustained the Planning Director's determination that a City-issued Conditional Use Permit is not required for a new recreational vehicle park as a Public benefit Project if it complies with the required performance standards, and **2)** found that the Department of Building and Safety (LADBS) erred in preparing to issue a land building permit for a new recreational vehicle park as a Public Benefit Project because compliance with some of the performance standards was prematurely cleared, and **3)** recommended that LADBS not issue a use of land permit for a new recreational vehicle park as a Public Benefit Project until all of the required performance standards under Los Angeles Municipal Code, Chapter 1, Section 14.00 A.7(a)(1) through (12), have been satisfied or a Conditional Use Permit has been approved, and that any project plans submitted be consistent with those cleared by the Department of City Planning, for the properties located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City Community Plan Area.

Legitimate questions relative to the approval of the project have been expressed at the public hearing. Notwithstanding the City Planning Commission determination in this matter, community members are entitled to a hearing on this issue and an opportunity for further vetting, thereby enabling all concerned stakeholders with the opportunity to express their views and concerns, as it relates to this land use application project in their neighborhood, for a new recreational vehicle park.

The project site location is an approximately 1.24-acre property, comprised of two lots, and is zoned Single Family, Height District 1, Extra Limited, Oil Drilling District, R1-1XL-O, with a Low Residential land use Plan designation, and there are nine known oil or gas wells located within the project boundary, all of which have been plugged and abandoned to California Department of Conservation Geologic Energy Management Division (CalGEM) abandonment requirements.

Action is needed to assert jurisdiction over the above-described City Planning Commission action to conduct further review to consider the merits of this proposed project, **and thereby allow more time for further public hearing to address community concerns.**

I THEREFORE MOVE that pursuant to **Section 245 of the Los Angeles City Charter**, the Council assert jurisdiction over the **October 9, 2025 (Letter of Determination date: October 30, 2025) City Planning Commission action to grant in part/deny in part an appeal** filed by *Concerned Residents of Green Meadows West-Harbor City* (Representative: Kristina Kropp, Luna & Glushon), (Case No. DIR-2024-7352-BSA-1A, **Item 6 on its Agenda**), that **1)** sustained the Planning Director's determination that a City-issued Conditional Use Permit is not required for a new recreational vehicle park as a Public benefit Project if it complies with the required performance standards, and **2)** found that the Department of Building and Safety (LADBS) erred in preparing to issue a land building permit for a new recreational vehicle park as a Public Benefit Project because compliance with some of the performance standards was prematurely cleared, and **3)** recommended that LADBS not issue a use of land permit for a new recreational vehicle park as a Public Benefit Project until all of the required performance standards under Los Angeles Municipal Code, Chapter 1, Section 14.00 A.7(a)(1) through (12), have been satisfied or a Conditional Use Permit has been approved, and that any project plans submitted be consistent with those cleared by the Department of City Planning, for the properties located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City Community Plan Area.

I FURTHER MOVE that upon assertion of jurisdiction, this matter be referred to Committee for further review.

PRESENTED BY:


TIM McOSKER
Councilmember, 15th District

SECONDED BY:




October 31, 2025

rrm

ORIGINAL

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

#52

MOTION

On November 2, 2025, Council District 1 and 8 will co-host a Dia De Los Muertos celebration in partnership with the Department of Cultural Affairs (DCA). This annual cultural event will honor the rich traditions of Dia de los Muertos, gather families and communities, and celebrate culture through music, art, and storytelling. The celebration will be coordinated and hosted by the 24th Street Theater, a longstanding DCA contractor. To facilitate payment of these services and ensure the timely execution of the event, a funding transfer is required.

I THEREFORE MOVE that \$36,906 be transferred / appropriated from the General City Purposes Fund No. 100-56, Account No. 0701 (CD 1 Community Services) to the Cultural Affairs Fund No. 100-30, Account No. 3040 (Contractual Services) for the payment of services provided by the 24th Street Theater as part of CD 1 and CD 8's Dia de los Muertos celebration on November 2, 2025.

I FURTHER MOVE that the Department of Cultural Affairs be instructed and authorized to prepare, process, and execute the necessary documents with and/or payments to the 24th Street Theater, or any other agency or organization, as appropriate, utilizing the above amount, for the above purpose, subject to the approval of the City Attorney as to form.

I FURTHER MOVE that the Department of Cultural Affairs be authorized to make any corrections, clarifications, or revisions to the above fund transfer instructions, including any new instructions, in order to effectuate the intent of this Motion, and including any corrections and changes to fund or account numbers; said corrections / clarifications / changes may be made orally, electronically or by any other means.

PRESENTED BY: _____

EUNISSES HERNANDEZ
Councilmember, 1st District

SECONDED BY: _____

ORIGINAL

OCT 31 2025

MOTION

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

#53

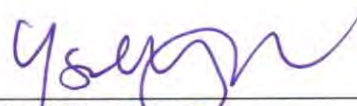
On Sunday, June 2, 2024, at approximately 12:15 a.m., LAPD patrol officers responded to a shooting at the intersection of 12th Street and Maple Avenue and found a vehicle struck with bullets that had collided with a streetlight. Officers discovered two victims, Clarence Simpson and Christian Hart, whom both suffered from multiple gunshot wounds. After a full investigation, detectives have been unable to identify the suspect or suspects and believe a reward may compel members of the public to provide information on the identity of the person or persons responsible for this crime.

The person or persons responsible for this crime represent an ongoing threat to the safety of the people of Los Angeles; therefore, it is appropriate for the City of Los Angeles to offer a reward for information leading to the identification, apprehension, and conviction of the person or persons responsible for the deaths of Clarence Simpson and Christian Hart.

I THEREFORE MOVE that by adoption of this Motion, the City Council provide an offer of reward for information leading to the identification, apprehension, and conviction of the person or persons responsible for the death of Clarence Simpson and Christian Hart on June 2, 2024, and in support thereof, make the following findings pursuant to Division 19, Chapter 12, Article 1 of the Los Angeles Administrative Code:

1. That the deaths of Clarence Simpson and Christian Hart were caused by the willful misconduct of one or more persons.
2. That this offer of reward is consistent with and taken for the immediate protection of the public peace, health and safety of local residents, as well as visitors to the City, and is consistent with the need to arrest and convict the person or persons who, because of not being apprehended, could by their actions further terrorize and present a continuing and immediate menace to the rights of persons in the City.
3. That what happened to the victim is an especially disturbing crime and therefore, as a matter of public policy, the City hereby offers a reward as an added inducement for persons to come forward with information leading to the identification, apprehension and conviction of the person or persons responsible for the deaths of Clarence Simpson and Christian Hart.
4. That the sum of \$75,000 shall be the aggregate maximum sum of any payment or payments of a City reward in this instance.
5. That the offer of reward shall be in effect for six months from the date of the advertisement of the reward by the City Clerk.

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

PRESENTED BY: 

YSABEL JURADO
Councilmember, 14th District

SECONDED BY: 

OCT 31 2025

ORIGINAL

MOTION

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

#54

In accordance with State Law, the City Clerk has compiled petitions to renew the Downtown Industrial Business Improvement District (BID). The BID currently serves and will continue to serve the community by providing activities in three program areas, including: Clean and Safe; Economic Development and Marketing; and Management / City Fees / Contingency. Each of the programs is designed to meet the goals of the District which are to improve the safety of each assessed parcel within the District; increase building occupancy and lease rates; encourage new business development; and attract ancillary businesses and services for assessed parcels within the District.

The City has previously supported efforts of business improvement districts in areas where City-owned property is included in the boundaries. Given that the City owns several parcels in the proposed BID renewal boundaries, the City Council should instruct the City Clerk to sign the petition for the City-owned parcels.

I THEREFORE MOVE that the City Council instruct the City Clerk, or designee, to sign the petition for the City-owned parcels included in the Downtown Industrial Business Improvement District.

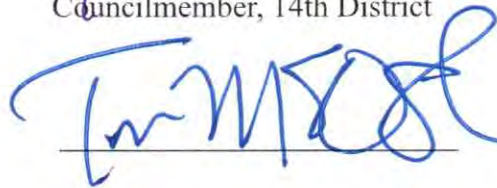
I FURTHER MOVE that the City Clerk be authorized to make any changes or adjustments to the above instruction in order to effectuate the intent of this motion.

PRESENTED BY:


YSABEL JURADO

Councilmember, 14th District

SECONDED BY:



ORIGINAL


OCT 31 2025

MOTION

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

#55

In 2021, Council established the L.A. REPAIR Participatory Budgeting Pilot Program (Council File 21-1187). The City allocated approximately \$8.5 million for the Civil + Human Rights and Equity Department to distribute to selected community-based nonprofits to provide programming in nine underserved communities called "REPAIR Zones." Community members who live, work, attend school, or are the parent or guardian of a student in a REPAIR Zone would be empowered to decide how the funds should be spent. The goals of the program included: deepening democracy by increasing resident engagement in governance; increasing transparency and accountability in how budgets are decided; emphasizing public ownership of City resources; and entrusting grassroots groups and residents to guide funding priorities.

The Mission Hills - Panorama City - North Hills Community Plan Area was one of nine REPAIR Zones included in the pilot program. The zone had \$775,000 in funding available for the selected proposal. In April 2023, based on a ranked-choice vote, community members selected the Cottonwood Urban Farm's proposal, which entailed the creation of a community garden. Recently, Cottonwood Urban Farm withdrew from the partnership as the recipient of the Mission Hills - Panorama City - North Hills L.A. REPAIR grant. One of the remaining partners, Black Thumb Farm, remains committed to delivering a portion of the proposal utilizing \$387,000, which is one-half of the total grant amount and includes expanding access to urban farming/gardening space for youth (Council File: 25-1194).

To continue to honor the community's project selection process, a portion of the L.A. REPAIR grant should be made available to the third-place applicant project partner, Mid Valley Family YMCA, inasmuch as the second-place project proposal is no longer viable. The Mid Valley Family YMCA will utilize the remaining grant funds to implement the "At Home Hydroponic Gardening and Social Emotional Wellbeing" project. The program will teach participants how to make their own indoor/outdoor hydroponic garden, increase access to fresh produce, and provide an opportunity for people to grow their own food. The goals of the program are to improve health and food security, improve physical and mental wellness through gardening, and build community connections through programming and committees that oversee garden activity. The program will be run from the Mid Valley Family YMCA for residents of the REPAIR Zone.

I THEREFORE MOVE that the Council authorize \$388,000 of the total available grant from Fund No. 64T, L.A. REPAIR Innovation Fund, Account No. 15V200, Project Costs for the Mission Hills - Panorama City - North Hills REPAIR Zone to be utilized by Mid Valley YMCA, and authorize the execution of the grant agreement contract administered by the Civil + Human Rights and Equity Department, for the design and delivery of an At Home Hydroponic Gardening project in the Mission Hills - Panorama City - North Hills REPAIR Zone.

I FURTHER MOVE that the Civil + Human Rights and Equity Department be authorized to make any corrections, clarifications or revisions to the above instructions, including any new instructions, in order to effectuate the intent of this Motion, and including any corrections and changes to fund or account numbers; said corrections/clarifications / changes may be made orally, electronically or by any other means.

PRESENTED BY:

IMELDA PADILLA

Councilwoman, 6th District

SECONDED BY:

OCT 31 2025

cpc

ORIGINAL

MOTION**TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED****#56**

The FamilySource System (FSS) is the City's mechanism for the delivery of anti-poverty services and initiatives. Established in 2009, the FSS is a network of 19 centers (FSCs) throughout Los Angeles that work to break the cycle of intergenerational poverty. All FSCs provide a robust menu of social services and outreach to low- and moderate-income parents and guardians with children.

FSCs provide vital emergency assistance and supportive services, case management, food distribution, and housing stabilization services. Council District 13 has the ability to respond to the increased need for emergency assistance services in Council District 13 in partnership with the FamilySource Centers based at P.F. Bresee Foundation and El Centro del Pueblo.

I THEREFORE MOVE that the Council;

1. **AUTHORIZE** the General Manager, or designee, of the Community Investment for Families Department (CIFD) to
 - a. Execute a contract amendment to City Contract No. C-202523 with P.F. Bresee Foundation to add \$307,000 to increase emergency assistance resources available to residents in Council District 13, subject to the approval of the City Attorney as to form;
 - b. Execute a contract amendment to City Contract No. C-202521 with El Centro del Pueblo to add \$100,000 to increase emergency assistance resources available to residents in Council District 13, subject to the approval of the City Attorney as to form;
 - c. Utilize \$207,000 of the funds appropriated to Fund 10E Public Assistance Benefit Program Fund, Department 21, Appropriation Account 21C246, CD 13 Emergency Financial Assistance program in Council File 24-1244-S1 to increase emergency assistance resources available to residents in Council District 13; and,
 - d. Disburse \$207,000 from Fund 10E Public Assistance Benefit Program Fund, Department 21, Appropriation Account 21C246, CD 13 Emergency Financial Assistance program to P.F. Bresee Foundation, City Contract No. C-202523, for the above purpose.
2. **AUTHORIZE** the City Controller to transfer \$200,000 from the AB 1290 Fund No. 53P, Account No. 281213 (CD13 Redevelopment Projects - Services) to the Community Investment for Families Fund No. 100, Department 21, Account No. 003040 Contractual Services Account to increase emergency assistance resources available to residents in Council District 13.

OCT 31 2025

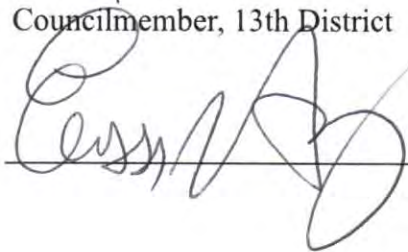
3. **AUTHORIZE** the Community Investment for Families Department to make any technical corrections, clarifications, or revisions, as necessary, to implement the motion's intent.

Presented by:



HUGO SOTO MARTINEZ
Councilmember, 13th District

Seconded by:



ORIGINAL

MOTION

The Manitou Vistas project consists of two properties, Manitou Vistas I (MV-I) and Manitou Vistas II (MV-II) (collectively Projects), located in Council District 14. MV-I is a 48-unit building with a common address of 3420 Manitou Avenue, and MV-II is a 21-unit building with a common address of 3414 Manitou Avenue. All units in both properties are four bedrooms and two bathrooms. Affordability restrictions include 47 (98 percent) restricted units on MV-I and 20 (95 percent) restricted units on MV-II, totaling 67 affordable restricted units, with the remaining two being manager's units. While owned and operated by separate entities, the Projects function as one property, with shared amenities and on-site management. In 2006, the City provided a loan to MV-I in the amount of \$2,504,918 (HOME and Work Force Housing Program funds) and a loan to MV-II in the amount of \$1,519,500 (CDBG funds).

The Projects were developed by Advanced Development Inc. (ADI) between 2006-2008. In 2012, due to numerous violations and defaults by each owner, ADI was removed and replaced with new owners, including Manitou Vistas LP (MV-I) and Manitou Vistas II, L.P. (MV-II) (Borrowers). Since then, the Projects have experienced financial distress brought on mainly by diminishing oversight which has resulted in built-up deferred maintenance and high operational costs, resulting in the Borrowers pursuit of divestment of MV-I and MV-II. At the same time, the Projects failed to make debt service on their senior loans and are in the process of being foreclosed. The Borrowers contacted the Housing Department (LAHD) and stated their desire to immediately divest their portfolio holdings in California which included the two Manitou properties by sale, or allow the lenders to complete their foreclosure actions.

Based on the short time frame of the lender's foreclosure actions and potential loss of 67 units of affordable housing, the LAHD contacted the Housing Authority of the City of Los Angeles (HACLA) to assess interest in preserving the housing units. HACLA responded positively and has proposed an acquisition and preservation plan that includes acquiring both properties, completing significant repairs of deferred maintenance and other necessary improvements, and extending the affordability by 55 years. HACLA has reached an agreement with the seller to purchase MV-II with a target closing date of October 31, 2025, and is actively negotiating the purchase of MV-I. Given the fast-approaching foreclosure sale and cure period deadline, the City should amend its loan terms to effectuate the sale to HACLA and most importantly, to preserve the 67 affordable units.

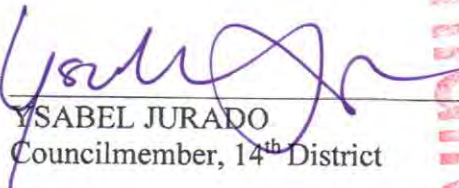
The proposed loan terms for the restructure on the Projects include: (1) Extension of the loan terms and affordability restrictions with new 55 year terms; (2) Reduction in interest rates from 6.5 percent (MV-I) and 6 percent (MV-II) to 3 percent simple interest; (3) Waiver of all accrued interest through closing date (current estimates are \$4,719,571 for MV-I, and \$2,173,605 for MV-II); (4) Revisions to Residual Receipts structure to include a reduced split of 25 percent City/75 percent HACLA with 100 percent of Residual Receipts funds placed into replacement reserve account until earlier of (i) 10 years or (ii) until a capital event occurs. Starting in year 11 the split will continue at 25 percent City and 75 percent HACLA without the replacement reserve restrictions. In the event of a capital event defined as resyndication, any sale, transfer, refinance, or request for subordination of LAHD debt the Residual Receipt split would be 50/50; and 5)

Revised affordability on MV-II from the original 10 units (1 unit at 30 percent AMI, 1 unit at 40 percent AMI, 5 units at 50 percent AMI, and 3 units at 60 percent AMI) and increasing the affordability to 20 units (2 units at 30 percent AMI, 2 units at 40 percent AMI, 10 units at 50 percent AMI, and 6 units at 60 percent AMI), which matches the Tax Credit Allocation Committee affordability restrictions.

I THEREFORE MOVE that Council authorize the General Manager of LAHD, or designee, to:

- A. Approve the sale of the Manitou Vistas I (MV-I) located at 3420 Manitou Avenue and Manitou Vistas II (MV-2) located at 3414 Manitou Avenue (collectively Projects) to an entity created by the Housing Authority of the City of Los Angeles (HACLA), named New Way Home Corporation, a California non-profit public benefit corporation, as Borrower, owner and operator of the Projects.
- B. Assign the existing Projects loans in the amount of \$2,504,918 and \$1,519,500 to New Way Home Corporation and negotiate and execute new loan agreements and related documents, as required, all subject to compliance with the Health & Safety Code (HSC) Regulations, and City Attorney review and approval, as appropriate.
- C. Amend the Projects loan agreements to extend the loan term and affordability restrictions with a new 55 year term, reduce the interest rate to three percent simple interest, and forgive all accrued interest through the closing date; and revise the Residual Receipts structure to include a reduced split of 25 percent City and 75 percent HACLA with 100 percent of Residual Receipts funds placed into replacement reserve account until the earlier of (i) 10 years or (ii) until a capital event occurs. Starting in year 11 the split will continue at 25 percent City and 75 percent HACLA without the replacement reserve restrictions. In the event of a capital event defined as resyndication, any sale, transfer, refinance, or request for subordination of LAHD debt the Residual Receipt split would be 50/50; and
- D. Revise the affordability restrictions on MV-II from the original 10 units to 20 units, with two units at 30 percent AMI, two units at 40 percent AMI, 10 units at 50 percent AMI, and six units at 60 percent AMI, which matches the Tax Credit Allocation Committee affordability restrictions, subject to the approval of the City Attorney.

PRESENTED BY:


ISABEL JURADO
Councilmember, 14th District

SECONDED BY:



ORIGINAL

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RESOLUTION RULES, ELECTIONS, AND
INTERGOVERNMENTAL RELATIONS

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state or federal governmental body or agency must first be adopted in the form of a Resolution by the City Council; and

WHEREAS, the proposed Los Angeles Aerial Rapid Transit (LA ART) project, commonly referred to as the "Gondola," is a private, unfunded, \$500 million aerial transportation project initiated in 2018 and spearheaded by Frank McCourt, former owner of the Los Angeles Dodgers and current part-owner of the stadium's parking lot, aimed to connect Dodger Stadium to Union Station along a 1.2 mile route passing through Chinatown and the Los Angeles State Historic Park, located primarily in Council District 1; and

WHEREAS, the proposed project consists of overhead cables, three passenger stations, a non-passenger junction, multiple towers, and gondola cabins that would encroach upon public open space, fly as low as 40 feet above homes and businesses in Chinatown and 26 feet above the State Historic Park, and significantly alter the quality of life of residents; and

WHEREAS, a study conducted by the UCLA Mobility Lab found that total traffic volume surrounding Dodger Stadium would decrease only by 0.9%, equivalent to approximately 608 fewer cars, and would be less cost-effective for ticket holders compared to other public transportation options such as the Metro bus service; and

WHEREAS, the project would permanently remove more than 160 trees, eliminate 9,320 square feet of tree canopy cover and 2,195 square feet of public park property, and disturb local natural habitats, causing permanent environmental degradation in one of the City's most park-poor neighborhoods; and

WHEREAS, the project has faced widespread opposition from Chinatown and Solano Canyon residents, Neighborhood Councils, environmental organizations, and community-based groups, who have expressed concerns about the project's impacts, including noise, visual blight, and environmental injustice, on residents living directly beneath the proposed Gondola route, as well as on community members that work, serve, and visit these neighborhoods; and

WHEREAS, the majority of the census tracts within the project footprint rank within the top 5% of disadvantaged communities statewide, including three census tracts with a high concentration of older adults, ranging between 16.5% and 28%. The proposed project would run directly next to the Chinatown Metro Apartments, a covenanted affordable housing project composed of 122 units for low and very low income seniors; and

WHEREAS, according to the California Office of Environmental Health Hazard Assessment, the majority of the census tracts within the project footprint area are ranked among the top 5% of areas in the State with the highest pollution burden and exposure to diesel particulate matter, meaning these communities are more likely to develop serious health problems and face a disproportionate burden of environmental hazards; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) guidelines, the Gondola was required to undergo an Environmental Impact Report (EIR) due to its potentially significant environmental effects on the surrounding area; and

WHEREAS, under the California Public Utilities Code and CEQA, the Los Angeles County (County) Metropolitan Transportation Authority (Metro) serves as the designated lead agency responsible for reviewing mass transit projects in the County, including approving all plans related to the design, construction, and implementation of the project; and

WHEREAS, on December 4, 2023, the Los Angeles County Metropolitan Transportation Authority (Metro) released the Final Environmental Impact Report (FEIR) for the LA ART project, advancing the proposal toward certification despite widespread community opposition and concerns regarding the cumulative environmental impacts; and

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WHEREAS, the FEIR inadequately addressed the construction noise impacts and failed to consult with the Santa Monica Mountains Conservancy, but was nonetheless certified by Metro on February 22, 2024; and

WHEREAS, on March 25, 2024, the Los Angeles Park Alliance filed a lawsuit challenging Metro's approval of the EIR and called for the California State Court of Appeals to reverse certification of the LA ART's EIR; and

WHEREAS, on April 5, 2024, the Council adopted a Motion (Hernandez - Soto-Martinez - Rodriguez), Council File 24-0011-S4, authorizing the Los Angeles Department of Transportation (LADOT) to commission a comprehensive traffic assessment of the "community impact zones" around Dodger Stadium and to preclude the City from issuing permit clearances, entitlements, land use changes, or general plan amendments for the LA ART project until completion of the study; and

WHEREAS, on May 1, 2025, the California State Court of Appeals challenged Metro's approval of the environmental review, reaffirming the public's concerns over the FEIR and requiring a supplemental EIR; and

WHEREAS, on August 13, 2025, the Council adopted a Resolution (Hernandez - Jurado), Council File 25-0002-S31, opposing Section 3 of Senate Bill 71 (Wiener), which sought to extend CEQA exemptions for qualifying transportation projects, including the LA ART project, and to limit any legal challenge under state and local law to a 12-month period; and

WHEREAS, on September 29, 2025, Metro released the Draft Supplemental Environmental Impact Report (DSEIR) for the LA ART project, initiating a 45-day public comment period concluding on November 13, 2025 and will hold only one virtual public comment hearing, held prospectively on November 6, 2025; and

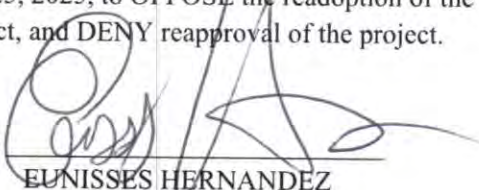
WHEREAS, on October 10, 2025, the Council adopted a Planning and Land Use Management (PLUM) Committee report and accompanying Ordinance, Council File 15-0989-S47, to expedite the development of projects supporting the 2028 Olympic and Paralympic Games. While this report and Ordinance provided streamlining benefits for certain projects, it explicitly excluded "large-scale cable-guided transportation projects or aerial mobility projects," ensuring that the LA ART project would not be eligible for any expedited approvals; and

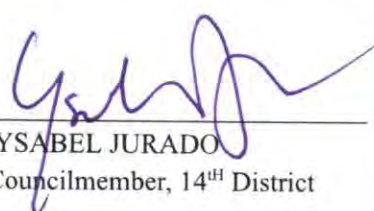
WHEREAS, Council District 1 submitted a letter to Metro calling for a 45-day extension, an in-person public hearing, and the establishment of a dedicated toll-free line to ensure greater community access and participation and upon analyzing the SEIR and decertified FEIR, the unavoidable and un-mitigatable project impacts due to noise during construction, the impact on the natural environment in a park poor community, impacts to a disadvantaged community's quality of life are not worth the project; and

WHEREAS, following the close of the public comment period on November 13, 2025, the Metro Board will consider the DSEIR and determine whether to certify the Final EIR based on the findings contained in the supplemental report;

NOW, THEREFORE, BE IT RESOLVED, that by adoption of this Resolution, the City of Los Angeles hereby OPPOSES the Los Angeles Aerial Rapid Transit (LA ART) project, and URGES the Los Angeles County Metropolitan Transportation Authority (Metro), in its consideration of the Supplemental Environmental Impact Report (EIR) for the LA ART, dated September 25, 2025, to OPPOSE the readoption of the FEIR Findings and the Statement of Overriding Considerations for the LA ART project, and DENY reapproval of the project.

PRESENTED BY:


EUNISSES HERNANDEZ
Councilmember, 1st District


YSABEL JURADO
Councilmember, 14th District

SECONDED BY:



ORIGINAL