



AGENDA

LOS ANGELES CITY COUNCIL

Tuesday, December 2, 2025

10:00 AM

JOHN FERRARO COUNCIL
CHAMBER
ROOM 340, CITY HALL
200 NORTH SPRING STREET, LOS
ANGELES, CA 90012

Submit written comment at
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The Council meetings will be broadcast live on Cable Television Channel 35, on the internet at <https://clerk.lacity.gov/calendar>, and on YouTube.

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Spanish language interpretation is available at all City Council and Committee meetings.

SE OFRECE SERVICIO DE TRADUCCIÓN AL ESPAÑOL EN TODAS LAS REUNIONES DEL CONSEJO Y COMITÉ MUNICIPAL.

For interpretation services in additional languages and Sign Language Interpreters, at no cost, please contact clerk.interpretation@lacity.org or call (213) 978-1133 and provide the language desired, specific meeting, meeting date, and the number of people in the group.

All requests should be submitted with as much advance notice as possible, preferably two business days prior to the meeting you wish to attend for additional language interpretation and five business days for Sign Language Interpretation. We will do our best to accommodate requests with shorter notice, but securing last-minute interpreters or captioners may not always be feasible.

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Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications. Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service ... " when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.

BASIC CITY COUNCIL MEETING RULES

AGENDAS - The City Council meets Tuesday, Wednesday and Friday at 10:00 A.M. The agendas for City Council meetings contain a brief general description of those items to be considered at the meetings. Council Agendas are available in the Office of the City Clerk, Council and Public Services Division, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, and on the City's website at lacity.gov or lacouncilcalendar.com.

Ten (10) members of the Council constitute a quorum for the transaction of business. The Council may consider an item not listed on the agenda only if it is determined by a two-thirds (10) vote that the need for action arose after the posting of an Agenda. Some items on the agenda may be approved without any discussion, however, any item may be called "special" by a Councilmember. If an item is called "special" it will be "held" until the remainder of the items on the Council agenda have been acted on by the Council. An item may also be called "special" if a member of the public has requested to speak on the item and a public hearing was not previously held.

The City Clerk will announce the items to be considered by the Council, however items will be grouped. For example, all items for which required public hearings have not previously been held are listed in one section on the printed agenda. The Council President will ask if any Councilmember or member of the public wishes to speak on one or more of these items. If anyone wishes to speak on an item, it will be called "special". The remaining items in this section will be voted on by Council with one roll call vote.

PUBLIC INPUT AT CITY COUNCIL MEETINGS - An opportunity for the public to address the Council on agenda items for which public hearings have not been held will be provided at the time the item is considered or during the Multiple Agenda Item Comment period. Members of the public who wish to speak on items shall be allowed to speak for up to one minute per item up to a total of three minutes per meeting. The Council has determined that a cumulative total of 20 minutes is a reasonable minimum amount of time for the Multiple Agenda Item segment of each regular meeting.

The Council will also provide an opportunity for the public to speak on public interest items. Each speaker shall be limited to one minute of general public comment each regular meeting for a cumulative total of ten (10) minutes. The Council shall not discuss or take action relative to any general public comment.

If you wish to provide documents to the full Council for consideration on an item, please present the Sergeant-At-Arms with 35 copies. Otherwise, your materials will simply be added to the official record.

NOTICE TO PAID REPRESENTATIVES - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

COUNCIL DISCUSSION AND TIME LIMITS - Councilmembers requesting to address the Council will be recognized by the Council President in the order requested. For any item, the Chairperson of the Committee, or the maker of the original motion, or the member calling a matter "special" shall have up to six (6) minutes to discuss the item. All other Councilmembers may speak up to three (3) minutes each on the matter. After all members desiring to speak on a question have had an opportunity to be heard once, the time for each Member desiring to speak again shall be limited to a maximum of three (3) minutes.

A motion calling the "previous question" may be introduced by any member during a Council debate. If adopted, this motion will terminate debate on a matter and the Chair will instruct the Clerk to call the roll on the matter.

VOTING AND DISPOSITION OF ITEMS - Most items require a majority vote of the entire membership of the Council (8 members). Items which have not been discussed in a Council Committee and have been placed directly on the agenda will require 10 votes to consider. Once considered, these items will normally require eight (8) affirmative votes to be adopted. Ordinances require a unanimous vote (at least 12 members must be present) in order to be adopted on first consideration. If an ordinance does not receive the necessary unanimous vote, it is laid over one calendar week. The votes required for approval on second consideration vary and depend upon the type of ordinance, but a typical ordinance requires eight (8) affirmative votes upon second consideration.

When debate on an item is completed, the Chair will instruct the Clerk to "call the roll". Every member present must vote for or against each item; abstentions are not permitted. The Clerk will announce the votes on each item. Any member of Council may move to "reconsider" any vote on any item on the agenda, except to adjourn, suspend the Rules, or where an intervening event has deprived the Council of jurisdiction, providing that said member originally voted on the prevailing side of the item. The motion to "reconsider" shall only be in order once during the meeting, and once during the next regular meeting. The member requesting reconsideration shall identify for all members present the agenda number, Council file number and subject matter previously voted upon. A motion to reconsider is not debatable and shall require an affirmative vote of eight (8) members of the Council.

When the Council has failed by sufficient votes to approve or reject an item, and has not lost jurisdiction over the matter, or has not caused it to be continued beyond the next regular meeting, the item is continued to the next regular meeting for the purpose of allowing the Council to again vote on the matter.

The City Council rules provide that all items adopted by the Council will not be presented to the Mayor, or other designated officer by the City Clerk until the adjournment of the regular Council meeting following the date of the Council action. A motion to send an item "forthwith" if adopted by ten (10) votes, suspends these rules and requires the City Clerk to forward the matter to the Mayor, or other officer, without delay.

RULE 16 MOTIONS - Council Rule No. 16, in part, allows a member to send an item directly to the Council without it having to go to a Council Committee first, by giving the City Clerk a motion (seconded by an additional member) during a Council session to be placed on the next regular available Council agenda.

Los Angeles City Council Agenda

Tuesday, December 2, 2025

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

Roll Call

Approval of the Minutes

Commendatory Resolutions, Introductions and Presentations

Multiple Agenda Item Comment

Public Testimony of Non-agenda Items Within Jurisdiction of Council

Items Noticed for Public Hearing

(1) 25-1041

PUBLIC SAFETY and BUDGET AND FINANCE COMMITTEES' REPORT relative to the Los Angeles Fire Department's (LAFD) Fiscal Year (FY) 2024-25 Annual Cost of Special Services Fee Adjustments.

Recommendations for Council action:

1. APPROVE the September 2, 2025 action of the Board of Fire Commissioners (BFC) in approving LAFD's FY 2024-25 Annual Cost of Special Services Fee Adjustments, as detailed in the BFC report dated July 28, 2025, attached to Council file No. 25-1041.
2. REQUEST the City Attorney to prepare and present an Ordinance to effectuate the recommended fee adjustments.

Fiscal Impact Statement: The BFC reports that assuming the recommended fees become effective July 1, 2025, it is projected that the associated fee modifications will generate \$54.4 million in revenues in FY 2025-26. This is an increase of \$600,000 more than the projected FY 2024-25 revenue receipts.

Community Impact Statement: None submitted

(2) **25-0900-S26**
CD 13

CONTINUED CONSIDERATION OF HEARING PROTESTS and ORDINANCE FIRST CONSIDERATION relative to the improvement and maintenance of the Lexington Avenue and Kenmore Avenue No. 1 Street Lighting District.

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

1. FIND that a majority protest exists in the Street Lighting Maintenance Assessment District and therefore the assessment cannot be enacted.
2. PRESENT and ADOPT the accompanying ORDINANCE abandoning all proceedings relating to the above lighting district, in accordance with Sections 6.95-6.127 of the Los Angeles Administrative Code and Government Code Section 53753 (Proposition 218).
3. INSTRUCT the Director, Bureau of Street Lighting, to ensure that the streetlights are not installed or are removed from service if previously installed.

(Continued from Council meeting of September 16, 2025)

(3) **25-0900-S27**
CD 8

CONTINUED CONSIDERATION OF HEARING PROTESTS and ORDINANCE FIRST CONSIDERATION relative to the improvement and maintenance of the Western Avenue and Gage Avenue Street Lighting District.

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

1. DENY the protest and confirm the assessments.
2. PRESENT and ADOPT the accompanying ORDINANCE levying the assessments and ordering the maintenance of the above lighting district, in accordance with Sections 6.95-6.127 of the Los Angeles Administrative Code and Government Code Section 53753 (Proposition 218).

(Continued from Council meeting of September 16, 2025)

**(4) 25-0900-S28
CD 4**

CONTINUED CONSIDERATION OF HEARING PROTESTS and ORDINANCE FIRST CONSIDERATION relative to the improvement and maintenance of the Fredonia Drive and Cahuenga Boulevard No. 1 Street Lighting District.

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

1. DENY the protest and confirm the assessments.
2. PRESENT and ADOPT the accompanying ORDINANCE levying the assessments and ordering the maintenance of the above lighting district, in accordance with Sections 6.95-6.127 of the Los Angeles Administrative Code and Government Code Section 53753 (Proposition 218).

(Continued from Council meeting of September 16, 2025)

**(5) 25-0900-S29
CD 2**

CONTINUED CONSIDERATION OF HEARING PROTESTS and ORDINANCE FIRST CONSIDERATION relative to the improvement and maintenance of the Cleon Avenue and Chandler Boulevard Street Lighting District.

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

1. DENY the protest and confirm the assessments.
2. PRESENT and ADOPT the accompanying ORDINANCE levying the assessments and ordering the maintenance of the above lighting district, in accordance with Sections 6.95-6.127 of the Los Angeles Administrative Code and Government Code Section 53753 (Proposition 218).

(Continued from Council meeting of September 16, 2025)

(6) **25-0900-S30**
CD 2

CONTINUED CONSIDERATION OF HEARING PROTESTS and ORDINANCE FIRST CONSIDERATION relative to the improvement and maintenance of the Carpenter Avenue and Moorpark Street Lighting District.

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

1. DENY the protest and confirm the assessments.
2. PRESENT and ADOPT the accompanying ORDINANCE levying the assessments and ordering the maintenance of the above lighting district, in accordance with Sections 6.95-6.127 of the Los Angeles Administrative Code and Government Code Section 53753 (Proposition 218).

(Continued from Council meeting of September 16, 2025)

(7) **25-0900-S31**
CD 13

CONTINUED CONSIDERATION OF HEARING PROTESTS and ORDINANCE FIRST CONSIDERATION relative to the improvement and maintenance of the Silver Ridge Avenue and Silver Ridge Way Street Lighting District.

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

1. FIND that a majority protest exists in the Street Lighting Maintenance Assessment District and therefore the assessment cannot be enacted.

2. PRESENT and ADOPT the accompanying ORDINANCE abandoning all proceedings relating to the above lighting district, in accordance with Sections 6.95-6.127 of the Los Angeles Administrative Code and Government Code Section 53753 (Proposition 218).
3. INSTRUCT the Director, Bureau of Street Lighting, to ensure that the streetlights are not installed or are removed from service if previously installed.

(Continued from Council meeting of September 16, 2025)

(8) **25-0900-S32**
CD 10

CONTINUED CONSIDERATION OF HEARING PROTESTS and ORDINANCE FIRST CONSIDERATION relative to the improvement and maintenance of the Smiley Drive and Duray Place Street Lighting District.

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

1. DENY the protest and confirm the assessments.
2. PRESENT and ADOPT the accompanying ORDINANCE levying the assessments and ordering the maintenance of the above lighting district, in accordance with Sections 6.95-6.127 of the Los Angeles Administrative Code and Government Code Section 53753 (Proposition 218).

(Continued from Council meeting of September 16, 2025)

(9) **25-0900-S33**
CD 14

CONTINUED CONSIDERATION OF HEARING PROTESTS and ORDINANCE FIRST CONSIDERATION relative to the improvement and maintenance of the 24th Street and Minerva Street Lighting District.

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

1. DENY the protest and confirm the assessments.
2. PRESENT and ADOPT the accompanying ORDINANCE levying the assessments and ordering the maintenance of the above lighting district, in accordance with Sections 6.95-6.127 of the Los Angeles Administrative Code and Government Code Section 53753 (Proposition 218).

(Continued from Council meeting of September 16, 2025)

(10) **25-0900-S34**
CD 6

CONTINUED CONSIDERATION OF HEARING PROTESTS and ORDINANCE FIRST CONSIDERATION relative to the improvement and maintenance of the Lanark Street and Willis Avenue No. 1 Street Lighting District.

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

1. FIND that a majority protest exists in the Street Lighting Maintenance Assessment District and therefore the assessment cannot be enacted.
2. PRESENT and ADOPT the accompanying ORDINANCE abandoning all proceedings relating to the above lighting district, in accordance with Sections 6.95-6.127 of the Los Angeles Administrative Code and Government Code Section 53753 (Proposition 218).
3. INSTRUCT the Director, Bureau of Street Lighting, to ensure that the streetlights are not installed or are removed from service if previously installed.

(Continued from Council meeting of September 16, 2025)

**(11) 25-0160-S93
CD 10**

CONTINUED CONSIDERATION OF HEARING PROTEST, APPEALS OR OBJECTIONS to the Department of Building and Safety report and confirmation of lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs for the property located at 6080 West Alcott Street.

Recommendation for Council action:

HEAR PROTEST, APPEALS OR OBJECTIONS relative to a proposed lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to the Los Angeles Municipal Code and/or Los Angeles Administrative Code, and CONFIRM said lien for the property located at 6080 West Alcott Street. (Lien: \$1,276.56)

(Continued from Council meeting of November 14, 2025)

Items for which Public Hearings Have Been Held

(12) 21-1479-S4

CIVIL RIGHTS, EQUITY, IMMIGRATION, AGING AND DISABILITY and BUDGET AND FINANCE COMMITTEES' REPORT relative to accepting grant funds from Communities Actively Living Independent and Free (CALIF) Fiscal Year (FY) 2025-26 for the Aging and Disability Resource Connection (ADRC) Program.

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

1. AUTHORIZE the General Manager, Department of Aging (DOA), or designee, to accept \$81,673 from CALIF FY 2025-26 for the ADRC Program.
2. AUTHORIZE the Controller to:

- a. Establish new accounts and appropriate funds for for the ADRC Grant Program within the Fund No. 597 fund for Senior Services as follows:

Account No. 02C102, Aging; Amount: \$70,099

- b. Transfer the FY 24-25 ADRC grant of \$11,574 to FY 25-26 and establish a new account and appropriate funds within the Fund No. 597 fund for Senior Services for the period ending June 30, 2026 as follows:

From:

Account No. 597/02A102, Aging; Amount: \$11,574

To:

Account No. 597/02C102, Aging; Amount: \$11,574

- c. Increase appropriations within Fund No. 100/02 and transfer funds on an as needed basis as follows:

From:

Fund No. 597, Account No. 02C102, Aging; Amount: \$81,673

To:

Fund No. 100/02, Account No. 001010, Salaries-General; Amount: \$5,179

Fund No. 100/02, Account No. 001070, Salaries – As Needed; Amount: \$64,920

Fund No. 100/02, Account No. 006010, Office & Adm Exp.; Amount: \$11,574

- d. Expend funds upon proper demand of the General Manager, DOA, or designee.

3. AUTHORIZE the General Manager, DOA, or designee, to prepare Controller instructions for any technical adjustments, that are consistent with the Mayor and Council actions on this matter, subject to the approval of the City Administrative Officer (CAO), and request the City Controller to implement the instructions.

Fiscal Impact Statement: The DOA reports that the proposed recommendations involve the allocation of the ADRC pass through grant funds originating from the California Department of Aging. There is no additional impact to the City General Fund.

Community Impact Statement: None submitted

(13) **25-0874-S1**

GOVERNMENT OPERATIONS and BUDGET AND FINANCE COMMITTEES' REPORT relative to the Fiscal Year (FY) 2025-26 Second Construction Projects Report.

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

1. AUTHORIZE the Controller to:

- a. Transfer \$27,119,080 between departments and funds as specified in Attachment 1 of the October 15, 2025 City Administrative Officer (CAO) report, attached to the Council file.
- b. Transfer \$700,000 between accounts within departments and funds as specified in Attachment 2 of the October 15, 2025 CAO report, attached to the Council file.
- c. Appropriate \$4,160,494 between accounts within departments and funds as specified in Attachment 3 of the October 15, 2025 CAO report, attached to the Council file.
- d. In accordance with Recommendation No. 1a, reimburse the General Fund within the Municipal Improvement Corporation of Los Angeles (MICLA), upon CAO approval and receipt of requesting departments' labor services, construction materials, and supply invoices for completed work to include reimbursements for labor services that must contain an hourly breakdown with task descriptions and codes detailing the completed MICLA eligible work, in

connection with departmental accounts designated for the following projects, as detailed in the October 15, 2025 CAO report, attached to the Council file:

- i. Access Control Units Replacement, City Hall East (Item N)
- ii. City Hall East Structural Assessment Project, Planter Asbestos Abatement (Item R)
- iii. Seventh Street Body Shop (Item T)
- iv. Alterations and Improvement (Item X)
- v. Frank Hotchkin Memorial Training Center Improvements (Item Z)

2. AUTHORIZE the following:

- a. Establishing a new appropriation account entitled Seventh Street Body Shop in the amount of \$2.0 million within MICLA Fund No. 298/40, Account No. TBD - Seventh Street Body Shop
- b. Reprogramming 2023-24 and 2025-26 MICLA Funding and Communications Equipment Purchases as detailed in Items V and W of the October 15, 2025 CAO report, attached to the Council file.
- c. Reprogramming MICLA savings from equipment purchases adopted in the 2023-24 and 2025-26 budgets to purchase replacement vehicles.

3. AUTHORIZE the CAO to make technical corrections, as necessary, to the transactions authorized through said CAO report, as required to implement the intent of those transactions.

Fiscal Impact Statement: The CAO reports that the recommendations stated in the October 15, 2025 CAO report, attached to the Council file, include transfers, appropriations, and authority for expenditures totaling \$32.0 million. This consists of \$4.9 million from various special funds, \$23.4 million in MICLA funds, \$2.2 million in Capital and Technology Improvement Expenditure Program (CTIEP) funds, and \$1.4 million in General Fund. All transfers and appropriations are based on existing funds, reimbursements, or revenues. There is an anticipated General Fund impact in an amount not yet determined for operations and maintenance costs of the Barnsdall Art Park – Residence, a facility that is currently not in operation. These costs will be addressed through the City budget process at the time the facility is scheduled for completion

Financial Policies Statement: The CAO reports that the recommendations stated in the October 15, 2025 CAO report, attached to the Council file, comply with the City's Financial Policies in that appropriations for funds are limited to available cash balances needed to fund ongoing maintenance, programming, project shortfalls, and critical operational needs in the current budget year.

Debt Impact Statement: The CAO reports that the issuance of MICLA debt is a General Fund obligation. The proposed MICLA fund appropriation for the capital project described in Item T would cause the City to borrow \$2.0 million at an approximate 5.5 percent interest rate over a period of 20 years. The total estimated debt service for the MICLA-funded projects is \$3.3 million, including interest of approximately \$1.3 million. The estimated average annual debt service is \$167,000 over a period of 20 years. Actual interest rates may differ as rates are dependent on market conditions at the time of issuance. The CAO cannot fully predict what interest rates will be in the future. In accordance with the City's Debt Management Policy, the City has an established debt ceiling to guide the evaluation of the affordability for future debt. The debt ceiling for non-voted direct debt as a percentage of General Fund revenues is six percent. The 2025-26 Adopted Budget non-voter-approved debt service ratio is 2.40 percent. The issuance of MICLA debt for these projects will not cause the City to exceed the six percent non-voter-approved debt limit.

Community Impact Statement: None submitted.

TRANSPORTATION and BUDGET AND FINANCE COMMITTEES' REPORT relative to applying for the Innovative Finance and Asset Concession (IFAC) Fiscal Year (FY) 2025 Grant Program.

Recommendation for Council action:

AUTHORIZE the General Manager, Department of Transportation, or designee, to:

- a. Retroactively prepare and submit a grant application for the United States Department of Transportation's IFAC Grant Program.
- b. Report to Council if the City is awarded the grant to request authority to accept the grant award and confirm the plan for any required match and/or front funding.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that there is no General Fund impact from the recommendations in the report. If awarded, up to \$1,000,000 will be matched using Prop A funds allocated for this purpose in the FY 2026 Adopted Budget.

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

Community Impact Statement: None submitted

(15) **24-0711-S2**
CD 15

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for a use of land building permit for a new recreational vehicle park as a Public Benefit Project for the property located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City- Community Plan area.

Recommendation for Council action:

RESOLVE TO DENY the appeal filed by Concerned Residents of Green Meadows West-Harbor City, and THEREBY SUSTAIN the Los Angeles City Planning Commission's (LACPC) determination dated October 30, 2025, for a use of land building permit for a new recreational vehicle park as a Public Benefit Project; for the property located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City-Community Plan area, as follows:

- a. Denied the appeal in part and sustained the Determination by the Zoning Administrator, on behalf of the Director of Planning, dated April 9, 2025, that a City-issued Conditional Use Permit is not required for a new recreational vehicle park as a Public Benefit Project, pursuant to Chapter 1, Section 14.00 A.7 of the Los Angeles Municipal Code (LAMC), if it complies with the required performance standards.
- b. Granted the appeal in part and found that the Department of Building and Safety (DBS) erred in preparing to issue Supplemental Building Permit No. 24026-10000-00086 because compliance with Performance Standard Nos. 3, 4 and 5, pursuant under LAMC Chapter 1, Section 14.00 A.7(a)(3), (4) and (5), was prematurely cleared.
- c. Recommended the DBS not issue a use of land building permit for a new recreational vehicle park as a Public Benefit Project until all of the required performance standards under LAMC, 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.

(On November 12, 2025, City Council adopted Motion (McOsker – Lee), pursuant to Charter Section 245, asserting jurisdiction over the October 9, 2025 action [Letter of Determination dated October 30, 2025] of the LACPC.)

Applicant: Stuart Silver, Ocean's 11 RV Park, LLC

Representative: Ben Reznik and Daniel Freedman, Jeffer Mangels Butler & Mitchell LLP

Case No. DIR-2024-7352-BSA-1A

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

Community Impact Statement: None submitted

TIME LIMIT FILE - DECEMBER 3, 2025

(LAST DAY FOR COUNCIL ACTION - DECEMBER 3, 2025)

(16) **25-1186**
CD 3

WARNER CENTER 2035 PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a mixed-use development project located at 6464 North Canoga Avenue.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 (Program EIR) pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168; the Project is within the scope of the program approved earlier in the Warner Center 2035 Specific Plan, the EIR adequately describes the activity for purposes of CEQA; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project; no major revisions are required to the Program EIR and no subsequent EIR or negative declaration is required for approval of the Project.
2. ADOPT the Findings attached to the Department of City Planning (DCP) Recommendation report dated November 17, 2025.

3. ADOPT the Conditions of Approval attached to the DCP Recommendation report dated November 17, 2025.
4. APPROVE, pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Compliance Review for a mixed-use Project totaling 276 dwelling units over ground floor commercial uses, reserving 21 units or seven percent of the total number for Very Low-Income Households for a period of 55 years, with the following Off-Menu Incentive and four Waiver of Development Standards:
 - a. An Off-Menu Incentive permitting a floor level of the highest residential unit to be at least 74 feet above the adjacent grade in lieu of the minimum 100-foot floor level height otherwise required pursuant to Section 6.1.2.3.5(c) of the Warner Center 2035 Specific Plan.
 - b. A Waiver of Development Standard permitting 8,592 square feet of Non-Residential Floor Area, in lieu of 68,211 square feet of Non-Residential Floor Area required, based on the Project's total Floor Area Ratio of 3.5:1 pursuant to Section 6.1.2.3.4 of the Warner Center 2035 Specific Plan.
 - c. A Waiver of Development Standard permitting a 47-foot front setback along Canoga Avenue, in lieu of the maximum 20-foot front setback pursuant to Section 6.1.2.3.9 of the Warner Center 2035 Specific Plan.
 - d. A Waiver of Development Standard permitting a zero-foot landscape buffer along the eastern perimeter of the building, in lieu of the five-foot landscaped buffer otherwise required pursuant to Section 6.2.6.2.7(2) of the Warner Center 2035 Specific Plan.

- e. A Waiver of Development Standard waiving out of the requirement of one tree to be planted for every 30 feet of required landscape buffer along the eastern perimeter of the building in lieu of seven trees otherwise required pursuant to Section 6.2.6.2.7(2) of the Warner Center 2035 Specific Plan.

5. APPROVE, pursuant to LAMC Section 11.5.7 C and Section 5.3.3 of the Warner Center 2035 Specific Plan, a Permit Compliance Review for the demolition of an approximately 65,903 square foot office building and associated surface parking, and the construction of a 272,844 square foot mixed-use development comprised of 276 dwelling units, including 21 units reserved for Very Low-Income Households over ground floor commercial uses with 264,252 square feet of Residential Floor Area and 8,592 square feet of Non-Residential Floor Area on the ground floor, and 31,247 square feet of open space including 11,940 square feet of Publicly Accessible Open space (PAOS) and 5,650 square feet of private patio open space for 113 residential units. There will be 406 parking spaces, and 168 bicycle parking spaces provided over four levels: two subterranean levels, and levels one and two wrapped by commercial uses and residential uses. The Project proposes the removal and replacement of all 42 on-site non-Protected trees at a 2:1 ratio resulting in planting 85 trees on-site. The Project proposes grading and export of approximately 32,400 cubic yards of earth; for the property located at 6464 North Canoga Avenue.

Applicant: John McCullough, TB Canoga, LLC

Representative: Sarah Wolfson Golden, Rosenheim & Associates

Case No. CPC-2023-8233-DB-SPP-VHCA

Environmental Nos. ENV-2008-3471-EIR; SCH No. 1990011055;
CEQA Guidelines Sections 15162 and 15168

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

Community Impact Statement: None submitted

TIME LIMIT FILE - DECEMBER 8, 2025

(LAST DAY FOR COUNCIL ACTION - DECEMBER 5, 2025)

(17) **23-1057**
CD 15

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to recommendations to preserve culturally significant assets located in the Athens on the Hill community.

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

1. INSTRUCT the Department of City Planning (DCP) to apply for any historic and cultural preservation grants that may benefit the Athens on the Hill Community and work with Council District 15 in this effort.
2. APPROPRIATE \$100,000 from the AB1290 Fund No. 53P, Account No. 281215 (CD 15 Redevelopment Projects - Services) to Fund No. 100/68, Appropriation Unit 003040 for a consultant study of a historic cultural survey for the 'Athens on the Hill' community. This survey will study the criteria for historic-cultural designation, and based on the results of the survey, provide recommendations relative to the feasibility of the initiation of proceedings to establish a Historic Preservation Overlay Zone.
3. AUTHORIZE the City Clerk to make any corrections, clarifications or revisions to the above fund transfer instructions, including any new instructions, in order to effectuate the intent of the above, and including any corrections and changes to fund or account numbers; said corrections, clarifications or changes may be made orally, electronically or by any other means.

4. RECEIVE AND FILE the DCP report dated June 17, 2025, inasmuch as it was submitted for informational purposes.

Fiscal Impact Statement: None submitted by the DCP. Neither the Chief Legislative Analyst nor the CAO has completed a financial analysis of this report.

Community Impact Statement: None submitted

(18) **25-1083**

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an analysis of the key provisions of Senate Bill (SB) 79 (Weiner), including local options for implementation, and resources needed by the Department of City Planning (DCP) to effectuate the bill's requirements.

Recommendations for Council action:

1. INSTRUCT the DCP to initiate and procure software and technical support needed for mapping and modeling analysis required to evaluate how potential implementation options meet criteria for delayed effectuation or a local Transit-Oriented Development (TOD) alternative plan.
2. INSTRUCT the City Administrative Officer (CAO) to find General Fund funding in an amount not to exceed \$375,000, pursuant to Recommendation No. 2 of the PLUM Committee report dated October 28, 2025, adopted by the Council on November 4, 2025.
3. INSTRUCT the DCP, based on the modeling analysis that will be completed and consistent with the instructions outlined in Recommendation No. 3f of the said PLUM Committee report, attached to the Council file, to report back on where and how the City may further delay effectuation of SB 79 through the potential adoption of upzoning ordinances alongside a delayed effectuation ordinance for certain areas, consistent with Approach C

described in the DCP report dated November 13, 2025.

4. INSTRUCT the DCP to make recommendations for the development of a citywide framework for the initiation and development of a local TOD alternative plan (Alt Plan), consistent with Approach D described in the DCP report dated November 13, 2025 and with the instructions outlined in Recommendation No. 6 of the said PLUM Committee report, attached to the Council file; to prioritize adoption of local Alt Plans following both SB 79's effectuation on July 1, 2026 and a delayed effectuation ordinance; and in alignment with Affirmatively Furthering Fair Housing objectives and the goals of the 2021-2029 Housing Element.

Fiscal Impact Statement: None submitted by the DCP. Neither the Chief Legislative Analyst nor the CAO has completed a financial analysis of this report.

Community Impact Statement: Yes

For:

Mar Vista Community Council

Greater Toluca Lake Neighborhood Council

(19) **15-0103-S4**

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT
relative to a Climate Vulnerability Assessment.

Recommendation for Council action:

RECEIVE and FILE the Department of City Planning report dated September 11, 2025, attached to the file, relative to a Climate Vulnerability Assessment.

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted

(20) **25-1189**

PUBLIC SAFETY COMMITTEE REPORT relative to the acceptance of the Fiscal Year 2024 Emergency Management Performance Grant (EMPG).

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

AUTHORIZE the General Manager, Emergency Management Department, or designee to:

- a. Retroactively apply for and accept the Fiscal Year 2024 EMPG in the amount of \$524,537 from the United States Department of Homeland Security, Federal Emergency Management Agency, for the period of July 1, 2024 through June 30, 2026, to support emergency management salary expenses.
- b. Execute the subrecipient agreement for Fiscal Year 2024 EMPG between the City of Los Angeles and the County of Los Angeles, to receive grant funding in the amount of \$524,537 for a term of July 1, 2024 through April 30, 2026, subject to the approval of the City Attorney as to form.
- c. Identify spending up to the total grant amount of \$524,537 in accordance with the grant award agreement and performance period.
- d. Submit grant reimbursement requests to the County of Los Angeles and deposit the grant receipts into the General Fund, Department No. 35, Revenue Source Code No. 3684, Other Federal Grants.

Fiscal Impact Statement: The CAO reports that acceptance of the Fiscal Year 2024 EMPG in the amount of \$524,537 is necessary to realize anticipated General Fund grant receipts assumed in the Adopted Budget for the 2025-2026 Fiscal Year.

Financial Policies Statement: The CAO also reports that the recommendations in the report are in compliance with the City's Financial Policies in that one-time grant funding will be utilized for grant-eligible program expenditures to support emergency preparedness initiatives.

Community Impact Statement: None submitted

(Budget and Finance waived consideration of the above matter)

(21) **25-1319**

TRANSPORTATION COMMITTEE REPORT relative to the 2025-26 Second Transportation-Related Construction Projects Report.

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

1. AUTHORIZE the Controller to:

- a. Transfer \$13,901,998 between departments and funds as specified in Attachment 1 of the City Administrative Officer report dated November 6, 2025 (CAO report), attached to the Council file.
- b. Transfer \$1,596,590 between accounts within departments and funds as specified in Attachment 2 of the CAO report, attached to the Council file.
- c. Appropriate \$4,511,700 between accounts within Departments and Funds as specified in Attachment 3 of the CAO report, attached to the Council file.
- d. Transfer and establish new appropriations totaling \$365,178.88 within the Seward Capital Fund to dedicated project accounts for Item X – Shell Recharge Project Closeout in addition to the instructions in the CAO report, attached to the Council file, as follows:
 - i. Transfer From: Fund 761/50, Sewer Capital Fund; 50AHBX, TIWRP Electric Vehicle Charging

Stations - \$220,355.93; 50ADAQ, HWRP Fleet Electrification and Greenhouse Gas - \$144,822.95; Total: \$365,178.88.

- ii. Transfer To: Fund 761/50, Sewer Capital Fund; TBD, "Shell Project Closeout – Hyperion" - \$220,355.93; TBD, "Shell Project Closeout – Terminal Island" - \$144,822.95; Total: \$365,178.88.

- e. Execute the necessary documentation as required to closeout the project and provide final payments for electric vehicle infrastructure projects completed by Shell ReCharge.

2. AUTHORIZE departments as detailed below to make final payment to Shell ReCharge for all prior services provided, for a total amount of \$2,696,427:

- a. General Services: Accounts 298/40V25F (2021-22), 298/40W25F (2022-23), 298/40T25F (2023-24); Total: \$1,369,101.
- b. Street Lighting: Account 347/50ALIS (2024-25); Total \$30,222.
- c. Sanitation (General Services): Accounts 298/40Y25F (2023-24), 761/50AHBX (2024-25), 761/50ADAQ (2024-25); Total \$365,179.
- d. Street Services: Account 298/50WEVI (2022-23); Total \$190,000.
- e. Fire: Accounts 298/38SEVC (2019-20), 298/38AEVC (2024-25); Total \$188,379.
- f. Police: Account 298/70S738 (2019-20); Total \$526,715.

g. Recreation and Parks (General Services): Account 298/40Y25F (2023-24); Total \$26,831.

3. REAUTHORIZE the use of up to \$1,180,590 in Municipal Improvement Corporation of Los Angeles (MICLA) funding authority provided in the 2019-20 and 2021-22 Adopted budgets that has expired and AUTHORIZE the continued use of funds beyond the City's MICLA Three-Year Spending Policy for the installation of electric vehicle charging infrastructure as follows:

a. Fiscal Year (FY): 2019-20, Fund: 298/70, Account: 70S738, Electric Vehicle Chargers – LAPD, Amount: \$430,125.

b. FY: 2019-20, Fund: 298/38, Account: 38SEVC, Electric Vehicle Chargers, Amount: \$62,997.

c. FY: 2021-22, Fund: 298/40, Account: 40V25F, Electric Vehicle Charging Infrastructure, Amount: \$687,468.

4. AUTHORIZE the CAO to make technical corrections, as necessary, to the transactions authorized through this report, as required to implement the intent of those transactions.

Fiscal Impact Statement: The CAO reports that the recommendations stated in this report include transfers, appropriations, and authority for expenditures totaling \$21.2 million. This consists of \$13.2 million from various special funds, \$4.6 million in MICLA, \$3.1 million in Grant Funds, and \$0.3 million in General Fund within the Capital and Technology Improvement Expenditure Program (CTIEP) program. All transfers and appropriations are based on existing funds, reimbursements, or revenues. There is a potential impact on the General Fund for operations and maintenance costs, with the amount yet to be determined. These costs will be addressed through the City budget process as projects are completed.

Financial Policies Statement: The CAO also reports that the recommendations stated in this report comply with the City Financial Policies in that appropriations for funds are limited to available cash balances needed to fund ongoing maintenance, programming, project

shortfalls, and critical operational needs in the current budget year.

Debt Impact Statement: The CAO further reports that the issuance of MICLA debt is a General Fund obligation. The reauthorization of MICLA funding for the Shell ReCharge Project Closeout (Item X) would cause the City to borrow \$1.2 million at an approximate 5.5 percent interest rate over a period of 20 years. The total estimated debt service for the MICLA-funded projects is \$2.0 million, including interest of approximately \$0.8 million. The estimated average annual debt service is \$99,000 over a period of 20 years.

Actual interest rates may differ as rates are dependent on market conditions at the time of issuance. We cannot fully predict what interest rates will be in the future. In accordance with the City's Debt Management Policy, the City has an established debt ceiling to guide the evaluation of the affordability for future debt. The debt ceiling for non-voted direct debt as a percentage of General Fund revenues is six percent. The 2025-26 Adopted Budget non-voter-approved debt service ratio is 2.40 percent. The issuance of MICLA debt for these projects will not cause the City to exceed the six percent non-voter-approved debt limit.

Community Impact Statement: None submitted.

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

(22) **23-0623-S1**

PREVIOUSLY CERTIFIED HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2020-6762-EIR, STATE CLEARINGHOUSE (SCH) NO. 2021010130, ADDENDUM NO. 1 (ENV-2020-6762-EIR-ADD1), AND ADDENDUM NO. 2 (ENV-2020-6762-EIR-ADD2) AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to amending Chapter I, and Chapter 1A of the Los Angeles Municipal Code (LAMC) to establish procedures and performance standards for the administrative approval of one hundred percent affordable housing projects, also known as the Affordable Housing Streamlining Program.

Recommendations for Council action:

1. FIND, in the independent judgement of the decision maker, based on the whole of the record, including the Housing Element EIR No. ENV-2020-6762-EIR, SCH No. 2021010130 certified on November 29, 2021, and Addendum No. 1 (ENV-2020-6762-EIR-ADD1) adopted on June 14, 2022; and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) adopted on December 10, 2024, that the draft Ordinances were analyzed in the EIR and Addenda, and no subsequent or supplemental EIR is required pursuant to CEQA Guidelines Sections 15162 and 15164 to adopt the draft Ordinances; and no changes to the project, circumstances, or new information will require a major revision of the EIR due to the involvement of new significant impacts or more severe significant impacts than those identified in the EIR. Public Resources Code 21166, CEQA Guidelines 15162 and 15164.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission, as the Findings of Council.
3. REQUEST the City Attorney to prepare and present revised draft ordinances, reviewed as to form and legality, for Chapters I and 1A, that are retroactive to the date of November 18, 2025, so that the operation of the Affordable Housing Streamlining Program policies apply as of November 18, 2025, in order to coincide with the Mayor's lifting of the declaration of a local emergency on homelessness that date (Council file No. 22-1545), and include the following amendments: Amendment to Chapter 1, LAMC 12.22 A.40 (h)(7) (Affordability Criteria) as follows:

Affordability Criteria. The affordable rents **must either all be set to be affordable to Lower Income households with rents or housing costs that are affordable to Lower Income households, or** at least 20 percent of all restricted affordable units in the project shall be set per California Health and Safety Code Section 50053, and affordable rents for the remaining units shall be set an amount consistent with the maximum rent levels for Lower Income households as determined by the California Tax Credit Allocation Committee. For sale units, the affordable housing costs are defined by California Health and Safety Code Section 50052.5.

Amendment to LAMC 9.4.8c.1.a.ii of Chapter 1A of the LAMC, as follows:

The affordable rents **must be either all be set to be affordable to Lower Income households with rents or housing costs that are affordable to Lower Income households, or** at least 20 percent of all restricted affordable units in the project shall be set per California Health and Safety Code Section 50053, and affordable rents for the remaining units shall be set at an amount consistent with the maximum rent levels for Lower Income households as determined by the by the California Tax Credit Allocation Committee. For sale units, the affordable housing costs are defined by California Health and Safety Code Section 50052.5

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

Community Impact Statement: None submitted

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

(23) **25-0006-S57**

EXEMPTION, AD HOC COMMITTEE FOR LA RECOVERY REPORT, BUDGET AND FINANCE COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to adding Section 98.0419.1 to the Los Angeles Municipal Code (LAMC) to waive fees imposed in connection with permits to repair or rebuild buildings or structures damaged or destroyed by the January 2025 Wildfires; and feasibility of waiving plan check and permit fees associated with reconstruction of private property damaged in the January 2025 Wildfires.

A. AD HOC COMMITTEE FOR LA RECOVERY REPORT

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

1. DETERMINE, based on the whole of the administrative record, that the adoption of the accompanying ORDINANCE dated June 20, 2025, does not constitute a project under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15378(b), in that the action relates merely to administrative and organizational matters and the setting of policy and procedures that do not result in any direct or indirect change to the physical environment.
2. PRESENT and ADOPT the accompanying ORDINANCE dated June 20, 2025, relative to adding Section 98.0419.1 to the LAMC to waive fees imposed in connection with permits to repair or rebuild buildings or structures damaged or destroyed by the Wildfires of January 2025.
3. APPROVE the following Recommendations contained in the City Administrative Officer (CAO) report dated May 7, 2025 as Recommendation No. 1.b-e, attached to Council file No. 25-0006-S57
 - a. FIND that the waiving of permit and plan check fees for rebuilding properties represents a clear public benefit inasmuch as the waivers would remove barriers to reconstruction and benefit the economy of the City.
 - b. REQUEST the Controller to establish a new account Wildfire Emergency Permit Fee Waivers in the General City Purposes (GCP) and appropriate \$10 million from a temporary revolving loan from the Los Angeles Department of Building and Safety's (LADBS) Building Permit Enterprise Fund (Enterprise Fund) to be repaid, with interest, by General Fund dollars.
 - c. INSTRUCT the LADBS to establish fee waiver procedures, including the process for obtaining reimbursements of waived fees from GCP to ensure full cost recovery for the Enterprise Fund.
 - d. INSTRUCT the CAO to identify General Fund dollars to repay the Enterprise Fund, for any and all fees waived in

connection with the January 2025 Wildfires, with interest calculated at the City Daily Interest Pool Rate.

4. INSTRUCT the CAO to report in 30 days on:
 - a. An updated analysis on the financial impacts that assumes all rebuilds are included in the waiver program as well as accounts for potential insurance or other funding sources.
 - b. The estimated number of homes/builders currently in the process that were uninsured or underinsured. Within this same group, the number of households that fall at or below moderate Area Median Income.
 - c. An analysis of potential funding recommendations and repayment of the Enterprise Fund loan.
5. INSTRUCT the LADBS to report every six months with the number of households that have been granted fee waivers.
6. REQUEST the City Attorney to report with an analysis on the ability to make subrogation claims against insurance companies.

B. BUDGET AND FINANCE COMMITTEE REPORT

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

1. APPROVE the CAO report dated October 2, 2025, attached to Council file No. 25-0006-S57.
2. REQUEST the City Attorney to revise the draft Ordinance dated June 20, 2025 to align with the Mayor's revised Executive Order dated April 25, 2025, to waive all building permit fees associated with repair or reconstruction of single family structures and duplexes, damaged or destroyed up to 110 percent of the original structure as a result of the Wildfires of January 2025.

3. APPROVE the following recommendations contained in the CAO report dated May 7, 2025 as Recommendation No. 1.b-e, attached to Council file No. 25-0006-S57:
 - a. Find that the waiving of permit and plan check fees for rebuilding properties represents a clear public benefit inasmuch as the waivers would remove barriers to reconstruction and benefit the economy of the City.
 - b. Request the Controller to establish a new account Wildfire Emergency Permit Fee Waivers in the General City Purposes (GCP) and appropriate \$10 million from a temporary revolving loan from the Los Angeles Department of Building and Safety's (LADBS) Building Permit Enterprise Fund (Enterprise Fund) to be repaid, with interest, by General Fund dollars.
 - c. Instruct the LADBS to establish fee waiver procedures, including the process for obtaining reimbursements of waived fees from GCP to ensure full cost recovery for the Enterprise Fund.
 - d. Instruct the CAO to identify General Fund dollars to repay the Enterprise Fund, for any and all fees waived in connection with the January 2025 Wildfires, with interest calculated at the City Daily Interest Pool Rate.
4. INSTRUCT the CAO to report on the following:
 - a. A breakdown of the cost estimate, including the specific fees waived, not waived and the estimated amount for each.
 - b. The payment structures and how that could be limited or predictable on an annual basis.
 - c. Adding a provision in the report on whether this fee waiver could be time limited to four or five years.

Fiscal Impact Statement: The CAO reports that should the City waive plan check and permit fees related to the repairs and rebuilding of structures that were damaged or destroyed during the January 2025 Wildfires, based on the current draft ordinance, the General Fund impact could be as high as \$278.35 million, not including the costs of borrowing.

Financial Policies Statement: The CAO reports that should the City waive plan check and permit fees related to the repairs and rebuilding of structures that were damaged or destroyed during the January 2025 Wildfires, based on the current draft ordinance, the General Fund impact could be as high as \$278.35 million, not including the costs of borrowing.

Community Impact Statement: None submitted

(Ad Hoc Committee for LA Recovery waived consideration of CAO report dated October 2, 2025)

(24) **22-0766-S3**

PUBLIC SAFETY COMMITTEE REPORT relative to the Fourth Annual California Assembly Bill 481 Annual Equipment Report.

Recommendations for Council action:

1. NOTE and FILE the Board of Police Commissioners Report dated September 16, 2025, attached to the Council file, relative to the Fourth Annual California Assembly Bill 481 Annual Equipment Report.
2. RENEW Ordinance No. 187603 pursuant to Government Code Section 7071(e).

Fiscal Impact Statement: Not applicable

Community Impact Statement: None submitted

Items for which Public Hearings Have Not Been Held - (10 Votes Required for Consideration)

(25) **25-0986**

CONTINUED CONSIDERATION OF MOTION (PARK - PADILLA) relative to amending the prior Council action of October 1, 2025, Council file No. (CF) 25-0986, regarding the List of Citywide Special Events.

Recommendation for Council action:

AMEND the Council on October 1, 2025 relative to the List of Citywide Special Events (CF 25-0986) to add the Palisades Turkey Trot (\$10,000) for Council District 11.

(Continued from Council meeting of November 12, 2025)

(26) **25-0005-S142
CD 1**

CONTINUED CONSIDERATION OF COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to removing the property at 815 South Bonnie Brae Street (Case Nos. 864023, 869143 and 877520), Assessor I.D. No. 5142-004-024, from the Rent Escrow Account Program (REAP).

Recommendation for Council action:

APPROVE the LAHD report recommendation dated November 3, 2025, attached to the Council file, and ADOPT the accompanying RESOLUTION removing the property at 815 South Bonnie Brae Street (Case Nos. 864023, 869143 and 877520), Assessor I.D. No. 5142-004-024, from the REAP.

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

Community Impact Statement: None submitted.

(Continued from Council meeting of November 12, 2025)

(27) **25-0005-S143**
CD 1

CONTINUED CONSIDERATION OF COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to removing the property at 1029 South Union Avenue (Case No. 860556), Assessor I.D. No. 5137-016-025, from the Rent Escrow Account Program (REAP).

Recommendation for Council action:

APPROVE the LAHD report recommendation dated November 3, 2025, attached to the Council file, and ADOPT the accompanying RESOLUTION removing the property at 1029 South Union Avenue (Case No. 860556), Assessor I.D. No. 5137-016-025, from the REAP.

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

Community Impact Statement: None submitted.

(Continued from Council meeting of November 12, 2025)

(28) **25-1339**

MOTION (LEE - PARK) relative to funding for services in connection with the Mayor's special recognition of the Los Angeles Dodgers' historic World Series Championship, including the illumination of City Hall.

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

TRANSFER and APPROPRIATE \$1,462 from the Mayor's portion of the Heritage Month Celebration & Special Events line item in the General City Purposes Fund No. 100/56 to the General Services Fund No. 100/40, Account No. 1100 (Hiring Hall) to celebrate the Los Angeles Dodgers' historic World Series Championship, including the illumination of City Hall.

(29) **25-4118-S14**
CD 7

RESOLUTION (RODRIGUEZ - LEE) relative to designating a location in Council District Seven (CD 7) for enforcement against sitting, lying, sleeping, or storing, using, maintaining, or placing personal property, or

otherwise obstructing the public right-of-way, as further detailed in the Los Angeles Municipal Code (LAMC) Section 41.18.

Recommendations for Council action:

1. RESOLVE, pursuant to Section 41.18 of the LAMC, to designate the following location for enforcement against sitting, lying, sleeping, or storing, using, maintaining, or placing personal property, or otherwise obstructing the public right-of-way, up to the maximum distance and effective for the maximum period of time prescribed, and as further detailed in the LAMC:
 - a. Hubbard Street between Foothill Boulevard to Gladstone Avenue - Freeway
2. RESOLVE to direct and authorize the City department(s) with jurisdiction over the identified location to post appropriate notices of the above prohibitions at these locations, and to begin enforcement upon the expiration of any required posting period.

(30) **21-1021-S1**
CD 5

COMMUNICATION FROM THE CITY ENGINEER relative to the final map of Tract No. 84085, located at 848-856 North Detroit Street, southerly of Willoughby Avenue.

Recommendation for Council action:

APPROVE the final map of Tract No. 84085, located at 848-856 North Detroit Street, southerly of Willoughby Avenue, and accompanying Subdivision Improvement Agreement and Contract with security documents.

Owner: EdenRock LLC; Surveyor: Ofer Shapira

Fiscal Impact Statement: The City Engineer reports that the subdivider has paid a fee of \$9,064 for the processing of this final tract map pursuant to Section 19.02(A)(2) of the Los Angeles Municipal Code. No additional City funds are needed.

Community Impact Statement: None submitted.

(31) **09-2665-S8**
CD 9

MOTION (PRICE - NAZARIAN) relative to funding for site assessment and oversight services of the Slauson Wall Site (Site) located at 5867 South Los Angeles Street.

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

1. APPROVE funding in the amount of \$198,483 from the Los Angeles Housing Department (LAHD) Low- and Moderate-Income Housing Fund No. 55J, Account 43N467, for use by LAHD for site assessment and oversight services related to the Site and authorize the LAHD to amend Contract C-130849 with the State of California Department of Toxic Substances Control, subject to the approval of the City Attorney as to form.
2. AUTHORIZE the Controller to appropriate and transfer \$100,000 funding from the LAHD to the Bureau of Sanitation (BOS) in the amounts and the accounts as noted in the Motion, attached to the Council file, for use by the BOS for environmental site assessment and remediation activities on the Slauson Wall Site located at 5867 South Los Angeles Street.
3. AUTHORIZE the BOS to execute an agreement with Stantec Consulting Services Inc., to continue performing environmental assessment and remediation related activities.
4. AUTHORIZE the General Manager of LAHD, or designee, to effectuate a non-financial transfer of jurisdiction and control of the City-owned Site located at 5930 South Wall Street, Los Angeles, CA 90003 (APN 6006-003-900) to the Economic and Workforce Development Department for a future mixed-use development, subject to the City Attorney approval as to form.

(32) **23-1334-S1**
CD 4

MOTION (SOTO-MARTINEZ for RAMAN – PADILLA) relative to funding for a Master Plan for the South Griffith Park Plan Area.

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

1. TRANSFER and APPROPRIATE \$300,000 as follows:

\$150,000 from the Council District Four (CD 4) Council Projects line item in the General City Purposes Fund No. 100/56, Account No. 000A28 and \$150,000 from the AB 1290 Fund No. 53P, Account No. 281204 (CD 4 Redevelopment Projects - Services) to Department of Recreation and Parks Fund No. 302/89, Account No. 89270K (sub account name: South Griffith Park Master Plan).

2. AUTHORIZE the Department of Recreation and Parks 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.

(33) **25-1327**
CD 13

MOTION (SOTO-MARTINEZ - HARRIS-DAWSON) and RESOLUTION relative to the issuance of revenue bonds or notes for healthcare facilities located at 537 North Kenmore Avenue in Council District (CD) 13.

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

1. CONSIDER the results of the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) public hearing held on July 23, 2025, attached to the Motion.

2. ADOPT the accompanying TEFRA RESOLUTION, attached to the Motion, approving the issuance of revenue bonds or notes in an aggregate principal amount not to exceed \$20,000,000 to finance the acquisition, construction, improvement, renovation, furnishing, and equipping of facilities at 537 North Kenmore Avenue in CD 13.

(34) **25-1331**
CD 3

MOTION (BLUMENFIELD - PARK) relative to funding for costs and expenses for the Reseda Ice Skate Facility.

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

AUTHORIZE the Department of Recreation and Parks (RAP) to:

1. Establish a new APPR Account under Fund No. 302/89, and Account No. 89746C for the Reseda Ice Skate Rink.
2. Accept and deposit funds, including donations, into Fund No. 302/89 and Account No. 89746C for Reseda Ice Skate Rink activities including improvements, maintenance, community subsidies, events, and programs that supplement those required to be provided under the Operation and Maintenance Agreement between the RAP and JV Ice Reseda, LLC, or any successor agreement.
3. Make any corrections or classifications to the above instructions, including any new instructions, 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.

(35) **23-1134-S1**

MOTION (LEE - RODRIGUEZ) relative to amending the Housing and Homelessness Committee Report dated November 5, 2025 regarding the economic study findings and drafting an amendment to the Los Angeles Municipal Code (LAMC) of the Rent Stabilization Ordinance (RSO) and related matters.

Recommendation for Council action:

AMEND the Housing and Homelessness Committee report dated November 5, 2025 relative to economic study findings and drafting an amendment to the LAMC to revise the methodology establishing the annual allowable rent increase for the RSO; and related matters, to

include the following language under Recommendation No. 2 of the Committee report:

F. Establish that qualifying "small property landlords" can raise the rent by an additional 1%. A small property landlord shall be defined as one who owns no more than 10 rental units.

(36) **25-1349**
CD 6

COMMUNICATION FROM THE CITY ENGINEER relative to the final map of Parcel Map L.A. No. 2023-7259, located at 15019 and 15021 Vose Street, westerly of Kester Avenue.

Recommendation for Council action:

APPROVE the final map of Parcel Map L.A. No. 2023-7259, located at 15019 and 15021 Vose Street, westerly of Kester Avenue, and accompanying Subdivision Improvement Agreement and Contract with security documents.

Owner: Janet Shamolian; Surveyor: Nick Kazemi

Fiscal Impact Statement: The City Engineer reports that the subdivider has paid a fee of \$9,064 for the processing of this final tract map pursuant to Section 19.02(B)(3) of the Los Angeles Municipal Code. No additional City funds are needed.

Community Impact Statement: None submitted.

(37) **25-1374**
CD 13

COMMUNICATION FROM THE CITY ENGINEER relative to the final map of Parcel Map L.A. No. 2021-2032, located at 1120 North Coronado Street, southerly of Sunset Boulevard.

Recommendation for Council action:

APPROVE the final map of Parcel Map L.A. No. 2021-2032, located at 1120 North Coronado Street, southerly of Sunset Boulevard, and accompanying Subdivision Improvement Agreement and Contract with security documents.

Owner: 1120 Coronado CS, LLC; Surveyor: Bryan D. Gentry

Fiscal Impact Statement: The City Engineer reports that the subdivider has paid a fee of \$9,064 for the processing of this final tract map pursuant to Section 19.02(B)(3) of the Los Angeles Municipal Code. No additional City funds are needed.

Community Impact Statement: None submitted.

(38) **25-0011-S19**
CD 5

MOTION (YAROSLAVSKY - SOTO-MARTINEZ) relative to funding for tree trimming and maintenance services in Council District Five.

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

1. TRANSFER and APPROPRIATE \$60,000 in the Council District 5 portion of the Council Discretionary Street Furniture Fund No. 43D/50 to the Street Services Fund No. 100/86, Account No. 1090 (Salaries - Overtime) to provide additional tree trimming and maintenance services for Fiscal Year 2024-2025.
2. AUTHORIZE the Bureau of Street Services 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.

(39) **14-1174-S26**
CD 3

MOTION (BLUMENFIELD - HERNANDEZ) relative to rescinding the Council action of September 30, 2025 to regarding prior Council actions for the Graffiti Abatement Project within the Reseda/Canoga Park Redevelopment Project Area (Council file No. [CF] 14-1174-S26).

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

1. RESCIND the Council action of September 30, 2025 regarding prior Council actions for the Graffiti Abatement Project within the Reseda/Canoga Park Redevelopment Project Area (CF 14-1174-S26) and REVERT all funds to their original source.
2. TRANSFER and APPROPRIATE \$141,010 from the AB1290 Fund No. 53P, Account No. 281203 (CD 3 Redevelopment Projects - Services) to a new Account in the Economic and Workforce Development Trust Fund No. 62L, Account No. (TBD) for costs associated with the Reseda Theater Rehabilitation Project.

(40) **25-1351**
CD 1

MOTION (HERNANDEZ - RODRIGUEZ) relative to emergency rental assistance services for residents in Council District 1.

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

1. AUTHORIZE the General Manager, or designee, of the Community Investment for Families Department to amend and restate City Contract No. C-202536 with Central City Neighborhood Partners - Westlake to increase the contract by \$300,000 for the provision of emergency assistance to residents in Council District One through June 30, 2026.
2. AUTHORIZE the Controller to transfer \$200,000 from the General City Purposes Fund No. 100/56, Account No. 000615 (Additional Homeless Services - CD 1) to the Community Investment for Families Fund No. 100/21, Account No. 003040 Contractual Services Account.
3. AUTHORIZE the Controller to transfer \$100,000 from the Transfer of Floor Area Rights Public Benefit Payment Trust Fund No. 552/14, Account No. TBD "Emergency Rental Assistance Program" to the Community Investment for Families Fund No. 100/21, Account No. 003040 Contractual Services Account.
4. AUTHORIZE the Chief Legislative Analyst to make any technical corrections, clarifications, or revisions as necessary, to implement the Motion's intent.

(41) **25-1352**

MOTION (HERNANDEZ - NAZARIAN) relative to Department of Public Works, Board of Public Works, request to use of the City Hall Tom Bradley Room for a Holiday Luncheon on Thursday, December 11, 2025 from 12 pm to 2 pm.

Recommendation for Council action:

AUTHORIZE the Board of Public Works to use the City Hall Tom Bradley Room on Thursday, December 11, 2025 from 12 p.m. to 2 p.m.

(42) **25-1354**

CD 6

MOTION (PADILLA - RODRIGUEZ) relative to coordinating a street banner campaign to promote participation in Van Nuys Neighborhood Council activities.

Recommendations for Council action:

1. APPROVE, in accordance with Los Angeles Municipal Code (LAMC) Section 62.132, the Street Banner program promoting participation in Van Nuys Neighborhood Council activities, as a City of Los Angeles Non-Event Street Banner Program.
2. APPROVE the content of the street banner design attached to the Motion.

(43) **25-4118-S15**
CD 6

RESOLUTION (PADILLA - PARK) relative to designating a location in Council District Six (CD 6) for enforcement against sitting, lying, sleeping, or storing, using, maintaining, or placing personal property, or otherwise obstructing the public right-of-way, as further detailed in the Los Angeles Municipal Code (LAMC) Section 41.18.

Recommendations for Council actions:

1. RESOLVE, pursuant to Section 41.18 of the LAMC, to designate the following location for enforcement against sitting, lying, sleeping, or storing, using, maintaining, or placing personal property, or otherwise obstructing the public right-of-way, up to the maximum distance and effective for the maximum period of time prescribed, and as further detailed in the LAMC:

8358 San Fernando Road – Tiny Home Village - Designated Facility

2. RESOLVE to direct and authorize the City department(s) with jurisdiction over the identified location to post appropriate notices of the above prohibitions at these locations, and to begin enforcement upon the expiration of any required posting period.

(44) **25-1356**

CD 8

MOTION (HARRIS-DAWSON - HUTT) and RESOLUTION relative to the issuance of revenue bonds for the 122-unit multifamily affordable housing development located at 1250 West Jefferson Boulevard in Council District 8.

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

1. CONSIDER the results of the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) public hearing held on June 11, 2025 for the Project.
2. ADOPT the accompanying TEFRA RESOLUTION approving the issuance of bonds in an amount not to exceed \$75,000,000 for the new construction of a 122-unit multifamily affordable housing development known as 1250 West Jeff, located at 1250 West Jefferson Boulevard in Council District 8.

(45) **25-0843**

COMMUNICATION FROM THE DEPARTMENT OF CITY PLANNING (DCP) relative to extending the Recreational Vehicle Parks Interim Control Ordinance.

Recommendation for Council action:

ADOPT the November 19, 2025 DCP report recommending the extension of the Recreational Vehicle Parks Interim Control Ordinance.

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

Community Impact Statement: None submitted.

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

(46) **25-1382**

ADMINISTRATIVE EXEMPTION and COMMUNICATION FROM BOARD OF AIRPORT COMMISSIONERS relative to proposed Consent to Transfer Ownership from Westfield Development LLC to ASUR US Commercial Airports LLC covering the terminal commercial management agreements at Los Angeles International Airport (LAX).

Recommendations for Council action:

1. ADOPT the determination by the Board of Airport Commissioners (BOAC) that this action is administratively exempt from the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(f) of the Los Angeles City CEQA Guidelines.
2. APPROVE the Consent to Transfer of Ownership from Westfield Development LLC to ASUR US Commercial Airports LLC covering the terminal commercial management agreements for Terminals 1, 2, 3, 6 and the Tom Bradley International Terminal at LAX.
3. CONCUR with said BOAC action of November 13, 2025, by BOAC Resolution 28276, authorizing the Chief Executive Officer, Los Angeles World Airports (LAWA), or designee, to execute said Consent to Transfer of Ownership from Westfield Development LLC to ASUR US Commercial Airports LLC.

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

Community Impact Statement: None submitted

TIME LIMIT FILE - DECEMBER 20, 2025

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

(Trade, Travel and Tourism Committee waived consideration of the above matter)

(47) 14-1174-S115

COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY LOS ANGELES (CRA/LA) BOND OVERSIGHT COMMITTEE relative to CRA/LA Excess Bond Proceeds (EBP) Program extension options.

Recommendations for Council action:

1. REQUEST a 12-month extension of the Bond Expenditure Agreement (BEA), through January 15, 2027, from the CRA/LA Board to provide the City additional time to expend the remaining interest earned, and complete the remaining projects, associated program activities, labor compliance reviews, and required financial reporting.
2. REQUEST the Mayor negotiate the terms of the BEA with the CRA/LA Board.

Fiscal Impact Statement: None submitted by CRA/LA Bond Oversight Committee. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

(Economic Development and Jobs Committee waived consideration of the above matter)

Items Called Special

Motions for Posting and Referral

Council Members' Requests for Excuse from Attendance at Council Meetings

Adjourning Motions

Council Adjournment

EXHAUSTION OF ADMINISTRATIVE REMEDIES - If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

CODE OF CIVIL PROCEDURE SECTION 1094.5 - If a Council action is subject to judicial challenge pursuant to Code of Civil Procedure Section 1094.5, be advised that the time to file a lawsuit challenging a final action by the City Council is limited by Code of Civil Procedure Section 1094.6 which provides that the lawsuit must be filed no later than the 90th day following the date on which the Council's action becomes final.

Materials relative to items on this agenda can be obtained from the Office of the City Clerk's Council File Management System, at lacouncilfile.com by entering the Council File number listed immediately following the item number (e.g., 00-0000).