



# AGENDA

## LOS ANGELES CITY COUNCIL

Wednesday, November 12, 2025

**10:00 AM**

JOHN FERRARO COUNCIL

CHAMBER

ROOM 340, CITY HALL

200 NORTH SPRING STREET, LOS

ANGELES, CA 90012

Submit written comment at

[LACouncilComment.com](https://lacouncilcomment.com)

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Written public comment may be submitted at [LACouncilComment.com](http://LACouncilComment.com).

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

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Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please see the information below.

### **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 TIY-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](http://lacity.gov) or [lacouncilcalendar.com](http://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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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

Wednesday, November 12, 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) **25-1209**  
**CD 12**

CONTINUED CONSIDERATION OF HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Island Pacific Supermarket, located at 11130 A Balboa Boulevard, Granada Hills, California 91344.

Recommendations for Council action:

1. DETERMINE that the issuance of a liquor license at Island Pacific Supermarket, located at 11130 A Balboa Boulevard, Granada Hills, CA 91344, will serve the Public Convenience or Necessity and will not tend to create a law enforcement problem.

2. GRANT the Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Island Pacific Supermarket, located at 11130 A Balboa Boulevard, Granada Hills, CA 91344.
  
3. **INSTRUCT the City Clerk to transmit this determination to the State Department of Alcoholic Beverage Control as required findings under Business and Professions Code Section 23958.4.**

Applicant: HERMANN CHIU - ABACUS BUSINESS CAPITAL, INC.

Representative: Liliger Damaso - Liquor License Agents

**TIME LIMIT FILE - January 13, 2026**

**(LAST DAY FOR COUNCIL ACTION - January 13, 2026)**

**(Continued from Council meeting of November 4, 2025)**

#### **Items for which Public Hearings Have Been Held**

(2) **14-0163-S18**

PUBLIC WORKS COMMITTEE REPORT relative to requesting an ordinance to reinstate Ordinance No. 187,106, adding Section 62.104.1 of Article 2 of Chapter VI of the Los Angeles Municipal Code (LAMC) for reconsideration regarding the Sidewalk Repair Program.

Recommendation for Council action:

REQUEST the City Attorney to prepare and present an ordinance to reinstate Ordinance No. 187,106, adding Section 62.104.1 of Article 2 of Chapter VI of the LAMC for reconsideration.

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

Community Impact Statement: None submitted

**(Energy and Environment Committee waived consideration of the above matter)**

(3) **25-1200-S54**

ARTS, PARKS, LIBRARIES, AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to the appointment of Fabian Renee Wesson to the Board of Library Commissioners for the term ending June 30, 2027.

Recommendation for Council action:

RESOLVE that the Mayor's appointment of Fabian Renee Wesson to the Board of Library Commissioners for the term ending June 30, 2027 is APPROVED and CONFIRMED. The appointee currently resides in Council District 10. (Current composition: M = 0; F = 3; NB = 1; Vacant = 1)

Financial Disclosure Statement: Filed

Background Check: Completed

Community Impact Statement: None submitted

**TIME LIMIT FILE - NOVEMBER 13, 2025**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 12, 2025)**

(4) **25-1206**

ADMINISTRATIVE EXEMPTION and TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to Board of Airport Commissioners (BOAC) Resolution and proposed Third Amendment to Contract with Swinerton Builders.

Recommendations for Council action:

1. CONCUR with the determination by the BOAC that this action is administratively exempt from the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(i) of the Los



Angeles City CEQA Guidelines.

2. APPROVE Los Angeles World Airports (LAWA) Board Resolution No. 28221, authorizing a Third Amendment to Contract DA-5605 with Swinerton Builders to reallocate \$5,000,000 from the project contingency to the contract authority, increasing the amount from \$234,095,953 to \$239,095,953 without changing the overall project budget of \$289,737,127, and extending the contract term by 13 months, through February 26, 2027, to complete offsite roadway improvements for the Landside Access Modernization Program Intermodal Transportation Facility Auxiliary Curbs Project at Los Angeles International Airport.
  
3. AUTHORIZE the LAWA Chief Executive Officer, or designee, to execute the proposed Third Amendment with Swinerton Builders upon approval as to form by the City Attorney and approval by the City Council.

Fiscal Impact Statement: The City Administrative Officer reports that approval of the proposed Third Amendment to Contract DA-5605 with Swinerton Builders will have no impact on the City's General Fund. The contract authority will be increased from \$234,095,953 to 239,095,953 through an internal transfer of \$5,000,000 from the existing project contingency. The total maximum contract amount of \$289,737,127 remains unchanged. Funding for the ITF Project is located in LAWA's Work Breakdown Structure Element 1.23.04A-700 (ITF Auxiliary Curbs) account. This project is included in the Department's 2024 Investment Plan and programmed in LAWA's Capital Improvement Plan (CIP). Costs associated with the proposed Third Amendment will not result in a net increase to the LAWA's CIP. The recommendations in this report comply with the Los Angeles World Airports' adopted Financial Policies.

Community Impact Statement: None submitted

**TIME LIMIT FILE - DECEMBER 14, 2025**

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

(5) **25-1224**  
**CD 15**

CATEGORICAL EXEMPTION and TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to Board of Harbor Commissioners (BOHC) Resolution No. 25-10590 and Proposed Successor Permit No. 968 between the Harbor Department and Los Angeles County Flood Control District for purposes of operating and maintaining a storm drain pipeline located near the West Basin at Berth 132 in Wilmington, California.

Recommendations for Council action:

1. CONCUR with the determination by the Board of Harbor Commissioners (BOHC) that this action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1(14) of the Los Angeles City CEQA Guidelines.
2. APPROVE Los Angeles Harbor Department (Harbor Department) Resolution No. 25-10590 authorizing approval of proposed successor Permit No. 968 with the Los Angeles County Flood Control District, with a 30-year term effective upon execution, for purposes of operating and maintaining a storm drain pipeline located near the West Basin at Berth 132 in Wilmington, which increases the fixed minimum annual rent by \$17,151.75, from \$0 to \$17,151.75.
3. AUTHORIZE the Harbor Department Executive Director, or designee, to execute the proposed Permit, already approved as to form by the City Attorney, and return the Resolution to the Harbor Department for further processing, including Council consideration.

Fiscal Impact Statement: The City Administrative Officer reports that there is no impact on the City's General Fund. Approval of proposed successor Permit No. 968 between the Harbor Department and the Los Angeles County Flood Control District will increase the fixed minimum annual rent by \$17,151.75, from \$0 to \$17,151.75, subject to annual changes in the Consumer Price Index with a floor of three percent. Revenues will be deposited in the Harbor Revenue Fund. The recommendations in this report and proposed actions comply

with the Department's Financial Policies.

Community Impact Statement: None submitted

**TIME LIMIT FILE - NOVEMBER 16, 2025**

**(LAST DAY FOR COUNCIL ACTION - NOVEMBER 14, 2025)**

(6) **22-1025-S1  
CD 13**

CIVIL RIGHTS, EQUITY, IMMIGRATION, AGING AND DISABILITY COMMITTEE REPORT relative to accepting Supplemental Nutrition Assistance Program Education (SNAP-ED)/CalFresh Healthy Living grant funding from the California Department of Aging (CDA); amending Standard Agreement CF-2223-25; and executing amendments to existing agreements with service providers providing SNAP-Ed/CalFresh Healthy Living related services; and related matters.

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

1. AUTHORIZE the General Manager, Department of Aging (DOA), or designee, to:
  - a. Accept \$844,694 in SNAP-Ed/CalFresh Healthy Living grant funds, to negotiate and execute amendments to CDA Standard Agreement CF-2223-25, and any unilateral amendments to subgrant agreement, subject to review and approval of the City Attorney as to form and legality, and in compliance with Los Angeles Administrative Code Section 14.8 et seq. (City grant regulations), and to authorize the budget amendments to CF-2223-25.
  - b. Negotiate and amend the existing agreements with various service providers as detailed in Attachment 1 of the DOA report dated September 11, 2025 attached to the Council file, subject to the review by the City Attorney as to form and legality.

- c. 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 and instruct the City Controller to implement the instructions.

2. AUTHORIZE the Controller to:

- a. Establish new accounts and appropriate \$494,763 for the SNAP-Ed program within the Fund No. 57E, titled Supplemental Nutrition Assistance Prog-Education as follows:

Account No. 02C102, Aging; Amount: \$83,846

Account No. 02C299, Reimbursement of General Fund; Amount: \$50,531

Account No. 02C299, SNAP-Ed (Oct 24-Jun 26); Amount: \$360,386

- b. Increase and appropriate \$349,931 for the SNAP-Ed program within the Fund No. 57E, titled Supplemental Nutrition Assistance Prog-Education as follows:

Account No. 02W99M, SNAP-Ed; Amount: \$349,931

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

From:

Fund No. 57E/02, Account No. 02C102, Aging; Amount: \$83,846

To:

Fund No. 100/02, Account No. 001010, Salaries-General; Amount: \$68,573

Fund No. 100/02, Account No. 006010, Office and Admin; Amount: \$15,273

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

Fiscal Impact Statement: The DOA reports that the proposed action involves the allocation of the SNAP-Ed and CalFresh Expansion grant programs funded by the CDA. There is no additional impact to the City General Fund.

Community Impact Statement: None submitted

(7) **25-1073**  
**CD 7**

CIVIL RIGHTS, EQUITY, IMMIGRATION AGING AND DISABILITY COMMITTEE REPORT relative to a fund transfer to support improvements related to the Pacoima Little League Facility.

Recommendations for Council action, pursuant to Motion (Rodriguez - Soto-Martínez), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. TRANSFER and APPROPRIATE \$326,177.75 from the Community Development Trust Fund No. 424, Account No. 21WB11 (Carl St GAP Closures), to the Community Development Trust Fund No. 424, Account No. 21C742 (Pacoima Little League Shade Structures), for the purpose of supporting additional improvements related to the Pacoima Little League facility.
2. AUTHORIZE the Community Investment for Families Department (CIFD) 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.
3. INSTRUCT and AUTHORIZE the CIFD to prepare, process, and execute the necessary documents with and/or payments to the Department of Recreation and Parks, or any other agency or organization, utilizing the above amount, for the above purpose,

subject to the approval of the City Attorney as to form.

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

Community Impact Statement: None submitted

(8) **25-0923**  
**CD 9**

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to declaring the City-owned property located at 8507 South Broadway as “Exempt Surplus Land” pursuant to the California Surplus Land Act.

Recommendation for Council action, pursuant to Motion (Price – Park):

DECLARE that:

- a. The City-owned property located at 8507 South Broadway as “Exempt Surplus Land” pursuant to the California Surplus Land Act, inasmuch as the property qualifies as exempt surplus land under Government Code Section 54221 (f)(1)(B), which exempts “[s]urplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.
- b. Notwithstanding Section 54221 (f)(2), under Gov. Code Section 54221 (f)(2), the Property cannot qualify as exempt surplus land if it is:
  - i. Within a coastal zone
  - ii. Adjacent to a historical unit of the State Parks System
  - iii. Listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places.

iv. Within the Lake Tahoe region as defined in Section 66905.5.

c. Because none of these characteristics apply to this Property, it qualifies as exempt surplus land under the Surplus Land Act.

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

Community Impact Statement: None submitted.

(9) **25-1274**

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to revising the City's current lease with El Nido Family Centers at 11243 Glenoaks Boulevard.

Recommendation for Council action, pursuant to Motion (Rodriguez – Soto-Martinez):

INSTRUCT the Department of General Services to revise the City's current lease with El Nido Family Centers (El Nido) at 11243 Glenoaks Boulevard to:

- a. Include the authority to add exterior planting/greening improvements to the property, to be included under their maintenance responsibility.
  
- b. Authorize El Nido to expand their operations into Suite 7, provided that El Nido grants the current tenant a right of first refusal to move into another suite onsite.

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

Community Impact Statement: None submitted.

(10) **25-1084**  
**CD 6**

CONTINUED CONSIDERATION OF MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the properties located at 11144 Lorne Street, 11146 - 11148 Lorne Street, and 8032 North Fair Avenue.

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

1. FIND, pursuant to CEQA Guidelines, Section 15074(b), after consideration of the whole of the administrative record, including the MND, No. ENV-2019-3203-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; FIND the MND reflects the independent judgement and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and, ADOPT the MND and the Mitigation Monitoring Program prepared for the MND.
2. ADOPT the FINDINGS of the North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated June 5, 2025, effectuating a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU; for the demolition of three existing single-family dwelling units for the construction, use and maintenance of a 17-unit apartment with attached garages on an approximate 26,296.6 square-foot lot, the Project is proposed to be a mix of market rate and affordable housing and will be comprised of one unit for Extremely Low Income Households and one unit for Very Low Income Household, for a total of two affordable units and 15 market rate units, for a total of 17



units; for the properties located at 11144 Lorne Street, 11146 - 11148 Lorne Street, and 8032 North Fair Avenue, subject to Conditions of Approval.

4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 F:

*...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.*

5. ADVISE the applicant that, pursuant to California Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. ADVISE the applicant that, pursuant to California Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the Los Angeles County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Sogomon Petrosyan

Representative: Oscar Ensafi, Approved Plans Inc.

Case No. APCNV-2019-3202-ZCJ

Environmental No. ENV-2019-3203-MND

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

Community Impact Statement: None submitted

**TIME LIMIT FILE - DECEMBER 15, 2025**

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

**(Continued from Council meeting of November 4, 2025)**

(11) **25-1097**  
**CD 3**

CATEGORICAL EXEMPTION, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the property located at 20012 West Chase Street.

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

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 (Class 32), there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the North Valley Area Planning Commission (NVAPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated July 3, 2025, effectuating a Vesting Zone Change from the RA-1 (Residential Suburban Zone) to (T)(Q)RD4-1 (Restricted Density Multiple Dwelling Zone) across the entire property; in conjunction with a five-unit Small Lot

subdivision for the demolition of an existing single-family residence for the construction of five, two-story, single-family dwellings with attached two-car garages, the single-family dwellings are proposed to be 2,028 square feet each with a maximum height of 26-feet 10-inches, the development includes three shared guest parking spaces; for the property located at 20012 West Chase Street, subject to Conditions of Approval. (The Vesting Tentative Tract associated with the subdivision was approved by the Deputy Advisory Agency on June 12, 2025.)

4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 F:

*...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.*

5. ADVISE the applicant that, pursuant to California Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. ADVISE the applicant that, pursuant to California Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the Los Angeles County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Kionna Tiffith

Representative: Eric Lieberman, QES, Inc.

Case No. APCNV-2022-8497-VZC

Environmental No. ENV-2022-8498-CE

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

Community Impact Statement: None submitted

**TIME LIMIT FILE - DECEMBER 16, 2025**

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

(12) **14-1411-S5**

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the Transfer of Floor Area Rights (TFAR) Public Benefit Payment Trust Fund Reprogramming Requests.

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

1. APPROVE the reversion and reprogramming of six TFAR Trust Fund public benefit projects and programs, as detailed in the Chief Legislative Analyst (CLA) report dated October 22, 2025, and in the document titled "Proposed Reprogramming of 2018 and 2024 TFAR Trust Fund Allocations" (Attachment 2 of the CLA report), attached to the Council file.
  - a. Revert \$1,000,000 allocated to the "Casa de Rosas Affordable Housing" project, Council file (CF) No. 14-1411-S3, and transfer it to the "First Time Homebuyers Down Payment Assistance Program" in Council District 9.

- b. Revert \$1,000,000 allocated to the “6th Street PARC” project, CF No. 14-1411-S3 and transfer it to the “Plaza del Sol Crosswalk” project in Council District 14.
  - c. Revert \$150,000 allocated to the “Nonprofit Central Coordinating Agency” program, CF 14-1411-S5 and transfer it to the “On Demand Street Lighting Repair” project in Council District 1.
  - d. Revert \$100,000 allocated to the “Eviction Defense for Tenants” program, CF No. 14-1411-S5 and transfer it to the “Emergency Rental Assistance Program” in Council District 1.
  - e. Revert \$1,736,395.16 allocated to the “South Central United Assistance & Prevention Program”, CF No.14-1411-S5 and transfer it to the “Community Grants Program” in Council District 9.
  - f. Revert \$100,000 allocated to the “St. Johns Mobile Clinic” program, CF No.14-1411-S5 and transfer it to the “Substance Abuse Disorder and Behavioral Health” program in Council District 9.
  - g. Revert \$100,000 from the “Urban Wall Street: The Ecosystem of Sustainable Communities” and \$50,000 from the “Legacy Business Program”, CF14-1411-S5 and transfer it to the “SEA Mental Health Program”, CF 14-1411-S5, to increase its previous allocation from \$200,000 to \$350,000 in Council District 9.
2. AUTHORIZE the CLA to prepare and submit instructions to the City Controller to facilitate the funding of these projects and programs from the TFAR Trust Fund.

3. AUTHORIZE the City Controller to implement these instructions consistent with the recommendations in this report to allocate and expend funds for these projects/programs.

Fiscal Impact Statement: None submitted by the CLA. The City Administrative Officer has not completed a financial analysis of this report.

Community Impact Statement: None submitted

(13) **25-0916**  
**CD 15**

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an Interim Control Ordinance to prohibit the establishment or expansion of any retail business that permits the sale or on-site use of tobacco or nicotine products, 'Tobacco Retailer', near sensitive uses within the geographical boundaries of Council District 15.

Recommendation for Council action, as initiated by Motion (McOsker - Lee):

INSTRUCT the Department of City Planning, in consultation with the City Attorney, and with the assistance of the Department of Building and Safety and the Department of Cannabis Regulation as needed, to prepare a report with recommendations within 45 days on best practices from other jurisdictions, such as but not limited to Redondo Beach, Long Beach, San Francisco, and New York City, on zoning, licensing, buffer zones, youth-access controls, and permitting related to tobacco and smoke-shop businesses, including responses to the five specific questions detailed below:

1. What is unique about the 15th Council District regarding tobacco or nicotine sales?
2. How a buffer zone around sensitive uses will be applied and enforced?

3. How the Department of Finance will determine whether an applicant is within a buffer zone, or whether a business is being expanded?
4. What resources are needed to develop, implement and enforce a ban on tobacco and nicotine sales near sensitive uses?
5. What is the immediate threat to public health, safety or welfare such that tobacco regulations cannot be amended through the normal code amendment process?

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

Community Impact Statement: Yes

For:

Westside Neighborhood Council  
Wilmington Neighborhood Council  
Coastal San Pedro Neighborhood Council

(14) **25-0600-S126**

BUDGET AND FINANCE COMMITTEE REPORT relative to the First Financial Status Report (FSR) for Fiscal Year (FY) 2025-26.

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

1. APPROVE the recommendations contained in the City Administrative Officer (CAO) report dated October 29, 2025, attached to Council file No. 25-0600-S126, relative to the First FSR for FY 2025-26.
2. REAPPROPRIATE \$2,184,037 from the Unappropriated Balance, Equipment, Expenses, Alterations and Improvements Account, into the same account and in the same amount that

existed on June 30, 2025.

3. REAPPROPRIATE \$775,000 from the Unappropriated Balance, Elected Officials Transition Expenses Account, into the same account and in the same amount that existed on June 30, 2025.
  
4. TRANSFER and APPROPRIATE \$1,861,609 from the Measure M Local Return Fund No. 59C/94, Account No. 94CVB2 (Sidewalk Repair), to the following accounts, and in the amounts specified, within the Bureau of Street Services Fund No. 100/86 for the Bureau of Engineering's Sidewalk Repair Program:
  - a. Account No. 001010, Salaries, General; Amount: \$200,000
  - b. Account No. 001090, Salaries, Overtime; Amount: \$1,012,609
  - c. Account No. 001190, Hiring Hall Overtime; Amount: \$450,000
  - d. Account No. 003090, Field Equipment Expense; Amount: \$47,000
  - e. Account No. 004430, Uniforms; Amount: \$2,000
  - f. Account No. 006020, Operating Supplies; Amount: \$150,000
  
5. INSTRUCT the Los Angeles Police Department (LAPD) to report to the CAO on identified savings or proposed restructuring; and, DIRECT the CAO to evaluate options to reallocate those savings towards deficits within the LAPD.

Fiscal Impact Statement: The CAO reports that a total of \$263.20 million in projected over-expenditures are identified in the First FSR. Transfers, appropriations, and other budgetary adjustments totaling approximately \$493.04 million are recommended in Sections 1, 2, 5, 6, and 7 of said FSR. This includes \$10 million in transfers to the Reserve Fund.



Financial Policies Statement: The CAO reports that the recommendations in the FSR comply with the City's Financial Policies as the recommended transactions use current revenues and balances to pay for current operations.

Community Impact Statement: None submitted

(15) **21-0748**  
**CD 8**

HOUSING AND HOMELESSNESS COMMITTEE REPORT and RESOLUTION relative to issuing a supplemental tax-exempt multifamily conduit revenue bond in an amount up to \$1,579,936 for the Southside Senior Housing Supportive Housing Project located at 1623 West Manchester Avenue in Council District Eight (CD 8).

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

1. NOTE and FILE the Los Angeles Housing Department (LAHD) report dated October 22, 2025, attached to Council file No. 21-0748, relative to the issuance of supplemental tax-exempt multifamily conduit revenue bond for the Southside Senior Housing Project (Project) located at 1623 West Manchester Avenue in CD 8.
2. ADOPT the August 19, 2025 Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) minutes for the Project contained in the City Administrative Officer (CAO) report dated October 29, 2025, attached to Council file No. 21-0748.
3. ADOPT the accompanying RESOLUTION attached to the CAO report dated October 29, 2025, attached to the Council file, authorizing the issuance of up to \$1,579,936 in supplemental tax-exempt multifamily conduit revenue bond for the Project.
4. AUTHORIZE the General Manager, LAHD, or designee, to negotiate and execute the relevant financing documents for the Project, subject to the approval of the City Attorney as to form.

Fiscal Impact Statement: The CAO reports that there is no General Fund impact as a result of the issuance of supplemental tax-exempt multifamily conduit revenue bond (Bonds) for the Project. The City is a conduit issuer and does not incur liability for the repayment of the Bonds, which are a limited obligation payable solely from the revenues of the Project, and the City is not, under any circumstances, obligated to make payments on the Bonds.

Financial Policies Statement: The CAO reports that the recommendations in this report comply with the City's Financial Policies in that the Bonds are a limited obligation payable solely from the revenues of the Project and the City is not, under any circumstances, obligated to make payments on the Bonds.

Debt Impact Statement: The CAO reports that there is no debt impact as the Bonds are a conduit issuance debt and not a debt of the City.

Community Impact Statement: None submitted

(16) **25-1250**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to extending the loan agreement term for the El Dorado Family Apartments located at 12129 El Dorado Avenue in Council District Seven (CD 7).

Recommendations for Council action:

1. AUTHORIZE the General Manager, Los Angeles Housing Department (LAHD), or designee, to:
  - a. Negotiate and execute all documents required to extend the loan term for the El Dorado Family Apartments (HOME loan BA0517) to mature on November 13, 2061, and align with the affordability restrictions expiration date.
  - b. Negotiate and execute all documents, including but not limited to subordinating all City loans (BA0517 and CRA872559-002), required for El Dorado Family Apartments per the terms of the loan agreement or as set forth herein.

2. REQUEST the City Attorney to prepare all necessary documents, including but not limited to a renewal and modification of a loan agreement (and/or amendments and restatements of any necessary documents) to preserve and support an affordable housing project on the properties located at El Dorado Family Apartments; and any other technical adjustments that may be required or deemed appropriate.

Fiscal Impact Statement: The LAHD reports that there is no impact to the General Fund

Community Impact Statement: None submitted

(17) **25-1207**

BUDGET AND FINANCE COMMITTEE REPORT relative to three-year contracts with Groom Law Group, Kutak Rock, LLP; and Nossaman, LLP for the provision of fiduciary counsel services to the Board of Deferred Compensation Administration.

Recommendation for Council action:

AUTHORIZE the City Attorney to enter into three-year contracts with Groom Law Group; Kutak Rock, LLP; and Nossaman, LLP for the provision of fiduciary counsel services to be funded by the Board of Deferred Compensation Administration, for an initial amount of \$30,000 requested jointly or severally across all three firms.

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

**(The City Council may recess to Closed Session, pursuant to Government Code Section No. 54956.9(d)(1), to confer with its legal counsel.)**

(18) **20-0504**

COMMUNICATION FROM THE BUREAUS OF ENGINEERING, STREET SERVICES, AND CONTRACT ADMINISTRATION relative to the Los Angeles County Metropolitan Transportation Authority Active Transportation Cycle 1 awarded projects.

**(Transportation Committee report to be submitted in Council. If a public hearing is not held in Committee, an opportunity for public comment will be provided.)**

**(Please visit [www.lacouncilfile.com](http://www.lacouncilfile.com) for background documents.)**

Community Impact Statement: Yes.

Neutral Position: North Westwood Neighborhood Council

(19) **25-0783  
CD 4**

EXEMPTION and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; and ARTS, PARKS, LIBRARIES, AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to proposed Project Modifications to the Los Angeles Zoo Vision Plan and the Settlement Agreement for the case entitled Griffith J. Griffith Charitable Trust, et al. v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 23STCP03390.

Recommendations for Council action:

1. DETERMINE that the proposed Project Modifications to the Los Angeles Zoo Vision Plan (Revised Project), as presented in the Zoo Department report dated October 21, 2025, attached to Council file No. (CF) 25-0783, do not involve new or substantially increased significant impacts; that changed circumstances with respect to the project do not involve new or substantially increased significant impacts; and that no new information shows new or substantially increased significant impacts, or new and/or previously rejected feasible mitigation measures or alternatives that substantially reduce significant impacts, and no major changes are needed to the Revised Final Environmental Impact Report (EIR) certified by City Council on August 2, 2023 (CF 21-0282); and, no subsequent or supplemental EIR is needed pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, as supported by said Zoo Department report and the Bureau of Engineering report attached thereto.

2. APPROVE the proposed Project Modifications to the Los Angeles Zoo Vision Plan (Revised Project), as presented in the Zoo Department report dated October 21, 2025, attached to CF 25-0783.

Fiscal Impact Statement: The Zoo Department reports that there is no fiscal impact as a result of the approval and certification of this action as there is no obligation of funding.

Community Impact Statement: None submitted

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

(20) **23-1022-S12**  
**CD 13**

STATUTORY EXEMPTION and HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to a revised lease agreement with GMA - Sierra Vista, LLC and Sierra Vista-Y, LLC for interim housing operations of a Tiny Home Village (THV) located at 5301 Sierra Vista Avenue in Council District (CD) 13.

Recommendations for Council action:

1. FIND that funding allocation, construction, lease, and operation of a THV/low barrier navigation center located at 5301 Sierra Vista Avenue in CD 13 are statutorily exempt from the California Environmental Quality Act (CEQA) under Public Resources Code (PRC) section 21080.27 as a low barrier navigation center; and PRC Section 21080(b)(4) and State CEQA Guidelines, 14 California Code of Regulations (CCR) Section 15269(c) as specific actions necessary to prevent or mitigate an emergency; and is exempt as of January 1, 2025, under Senate Bill (SB) 1395 (PRC Section 21080.27.5) as financial support, constructing, operating, or contracting services for a low barrier navigation center. The current leasing approval is an action toward implementing and furthering the previously approved and exempt project. A subsequent authority shall be provided for the option term. Please refer to Notice of Exemption found in

the Bureau of Engineering report dated November 27, 2024, attached to Council file No. 23-1022-S11.

2. AUTHORIZE the General Manager, General Services Department, or designee, to negotiate and execute a ground lease agreement with GMA - Sierra Vista, LLC & Sierra Vista-Y, LLC to operate a THV site located at 5301 Sierra Vista Avenue in CD 13, under the terms and conditions substantially outlined in the Municipal Facilities Committee (MFC) report dated October 30, 2025, attached to Council file No. 23-1022-S12.

Fiscal Impact Statement: The MFC reports that on December 19, 2024, the Mayor concurred with the Council's approval of the Third Alliance Funding report (Council file No. 23-1022-S11) which allocated a total of \$3.87 million of Emergency Stabilization Beds Grant funds for the construction of the THV at this site. Additionally, the discretionary funds from Council District 13 will be allocated for the lease costs of \$60,000 for Fiscal Year 2025-26. Approval of this report will not have an immediate impact to the General Fund. 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

**TIME LIMIT FILE - DECEMBER 30, 2025**

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

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

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

(21) **24-0711-S2  
CD 15**

MOTION (McOSKER - LEE) relative to asserting jurisdiction over the October 9, 2025 Los Angeles City Planning Commission action to

grant in part / deny in part an appeal for the properties located at 23416 and 23514 South President Avenue, within the Wilmington-Harbor City Community Plan Area.

Recommendations for Council action:

1. ASSERT jurisdiction, pursuant to Los Angeles City Charter Section 245, over the October 9, 2025 (Letter of Determination date: October 30, 2025) LACPC 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-IA, 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 (DBS) 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 DBS 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.
  
2. REFER upon assertion of jurisdiction, this matter to Committee for further review.

Community Impact Statement: None submitted

**TIME LIMIT FILE - DECEMBER 3, 2025**

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

(22) **25-1291**  
**CD 1**

MOTION (HERNANDEZ- HARRIS-DAWSON) relative to funding for the payment of services provided by the 24th Street Theater as part of CD I and CD 8's Dia de los Muertos celebration on November 2, 2025.

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

1. TRANSFER and APPROPRIATE \$36,906 the General City Purposes Fund No. 100/56, Account No. 0701 (CD I 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 I and CD 8's Dia de los Muertos celebration on November 2, 2025.
2. INSTRUCT and AUTHORIZE the Department of Cultural Affairs beto 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.
3. AUTHORIZE the Department of Cultural Affairs 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.

(23) **25-0010-S5**

MOTION (JURADO - LEE) relative to an offer of reward for information leading to information leading to the identification, apprehension, and conviction of the person or persons responsible for the deaths of Clarence Simpson and Christian Hart on June 2, 2024.

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

1. PROVIDE an offer reward in the amount of \$75,000 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.

2. FIND that the subject reward complies with the provisions of Division 19, Chapter 12, Article 1 of the Los Angeles Administrative Code.
3. DIRECT the City Clerk to cause notice and/or advertisements to be only published according to the requirements of Division 19, Chapter 12, Article 1 of the Los Angeles Administrative Code.

(24) **25-1292**  
**CD 14**

MOTION (JURADO - McOSKER) relative to an instruction to the City Clerk to sign the petition for the City-owned parcels included in the Downtown Industrial Business Improvement District (BID).

Recommendation for Council action:

1. INSTRUCT the City Clerk, or designee, to sign the petition for the City-owned parcels included in the Downtown Industrial BID.
2. AUTHORIZE the City Clerk to make any changes or adjustments to the above instruction in order to effectuate the intent of this Motion.

(25) **25-1194-S1**  
**CD 6**

MOTION (PADILLA - RODRIGUEZ) relative to funding for the design and delivery of an At Home Hydroponic Gardening project in the Mission Hills - Panorama City - North Hills REPAIR Zone.

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

1. AUTHORIZE \$338,000 of the total available grant from Fund No. 641 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.

2. AUTHORIZE that the Civil + Human Rights and Equity Department 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.

(26) **25-1293**  
**CD 13**

MOTION (SOTO-MARTINEZ - HERNANDEZ) relative to funding 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.

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

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 de) 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 No. 21, Appropriation Account No. 21C246, CD 13 Emergency Financial Assistance program in Council file No. 24-1244-S 1 to increase emergency assistance resources available to residents in Council District 13.
  - d. Disburse \$207,000 from Fund 10E Public Assistance Benefit Program Fund, Department No. 21, Appropriation Account No.

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 (CD 13 Redevelopment Projects - Services) to the Community Investment for Families Fund No. 100/21, Account No. 003040 Contractual Services Account to increase emergency assistance resources available to residents in Council District 13.

(27) **25-0900-S46**  
**CD 6**

COMMUNICATION FROM THE BUREAU OF STREET LIGHTING and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to establishing a hearing date for the maintenance of the Kester Avenue and Chase Street Lighting District.

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

1. ADOPT the report of the Director, Bureau of Street Lighting, dated August 28, 2025, attached to the Council file.
2. PRESENT and ADOPT the accompanying ORDINANCE OF INTENTION setting the date of January 13, 2026 as the hearing date for the maintenance of the Kester Avenue and Chase Street Lighting District, in accordance with Proposition 218, Articles XIIC and XIID of the California Constitution and Government Code Section 53753.

Fiscal Impact Statement: The Bureau of Street Lighting reports that if adopted, \$1,041.59 will be collected annually starting with tax year 2025-26 that will go into a dedicated street lighting maintenance assessment account for the use in the operation and maintenance of this street lighting system.

**(Board of Public Works Hearing Date: January 7, 2026)**

(28) **25-1299**  
**CD 3**

MOTION (BLUMENFIELD - HUTT) relative to funding for an on-demand rideshare shuttle service in the Warner Center area.

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

1. AUTHORIZE the City Clerk to appropriate \$250,000 within the Village at Westfield Topanga Public Benefits Trust Fund 56Q/14 from Available Cash Balance to a new account entitled "Wamer Center Microtransit Pilot" for an on-demand rideshare shuttle service in the Warner Center area.
2. INSTRUCT the City Clerk to prepare, process, and execute any documents, including contracts and contract amendments, with the Los Angeles Cleantech Incubator for the "Warner Center Microtransit Pilot" in the amount of \$250,000.
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 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.

(29) **25-1300**  
**CD 14**

MOTION (JURADO - HERNANDEZ) relative to funding and contracts with the FamilySource Centers operated by El Centro de Ayuda and Barrio Action Youth & Family Center to increase emergency assistance resources available to residents in Council District 14.

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

1. TRANSFER and APPROPRIATE \$300,000 from the AB1290 Fund No. 53P, Account No. 281214 (CD 14 Redevelopment Projects - Services) to the Community Investment for Families Fund No. 100/21, Account No. 003040 (Contractual Services) to increase emergency assistance resources available to residents

in Council District 14.

2. AUTHORIZE the General Manager, or designee, Community Investment for Families Department (CIFD) to execute contract amendments to City Contract No. C-202520 with El Centro de Ayuda to add \$150,000 and to City Contract No. C-202504 with Barrio Action Youth & Family Center to add \$150,000 to increase emergency assistance resources available to residents in Council District 14, subject to the approval of the City Attorney as to form.
3. AUTHORIZE the CIFD 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.

(30) **25-0005-S142**  
**CD 1**

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.

(31) **25-0005-S143**  
**CD 1**

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.

(32) **25-0005-S144**  
**CD 9**

COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to removing the property at 325 West 53rd Street (Case No. 745034), Assessor I.D. No. 5110-033-023, 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 325 West 53rd Street (Case No. 745034), Assessor I.D. No. 5110-033-023, 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.

(33) **25-0005-S145**

**CD 13**

COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to removing the property at 327 North Welcome Street (Case No. 831859), Assessor I.D. No. 5159-019-016, 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 327 North Welcome Street (Case No. 831859), Assessor I.D. No. 5159-019-016, 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.

(34) **25-0005-S146**  
**CD 15**

COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to removing the property at 846 North Neptune Avenue (Case No. 842587), Assessor I.D. No. 7416-025-037, 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 846 North Neptune Avenue (Case No. 842587), Assessor I.D. No. 7416-025-037, 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.

(35) **25-0005-S147**

**CD 11**

COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to removing the property at 115 East Brooks Avenue (Case No. 774887), Assessor I.D. No. 4286-014-046, from the Rent Escrow Account Program (REAP).

Recommendation for Council action:

APPROVE the LAHD report recommendation dated November 4, 2025, attached to the Council file, and ADOPT the accompanying RESOLUTION removing the property at 115 East Brooks Avenue (Case No. 774887), Assessor I.D. No. 4286-014-046, 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.

(36) **25-1070**

COMMUNICATION FROM THE CITY ADMINISTRATIVE OFFICER (CAO) relative to the salary recommendation for the permanent appointment of Patrice Lattimore as the City Clerk.

Fiscal Impact Statement: The CAO reports that the recommended salary will have no impact on the City's General Fund during the 2025-26 Fiscal Year.

Community Impact Statement: None submitted.

(37) **21-0586**  
**CD 9**

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE CITY ENGINEER and RESOLUTION TO VACATE relative to vacating a portion of Vermont Avenue north of 43rd Street, VAC-E1401398.

Recommendations for Council action:

1. REAFFIRM the FINDINGS of May 10, 2022, that the vacation of a portion of Vermont Avenue north of 43rd Street (Vacation), pursuant to the City of Los Angeles Environmental Guidelines, is exempt from the California Environmental Quality Act of 1970,



pursuant to Article III, Class 5(3) of the City of Los Angeles Environmental Guidelines.

2. REAFFIRM the FINDINGS of May 10, 2022, that the Vacation is in substantial conformance with the General Plan pursuant to Section 556 of the Los Angeles City Charter.
3. ADOPT the accompanying RESOLUTION TO VACATE No. 25-1401398 for the Vacation.

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

Community Impact Statement: None submitted

(38) **13-0347-S1  
CD 14**

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE CITY ENGINEER and RESOLUTION TO VACATE relative to vacating an L-shaped alley northerly of Olympic Boulevard and Westerly of Mateo Street, VAC-E1401355.

Recommendations for Council action:

1. REAFFIRM the FINDINGS of June 25, 2024, that the vacation of an L-shaped alley northerly of Olympic Boulevard and Westerly of Mateo Street (Vacation), pursuant to the City of Los Angeles Environmental Guidelines, is exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(3) of the City of Los Angeles Environmental Guidelines.
2. REAFFIRM the FINDINGS of June 25, 2024, that the Vacation is in substantial conformance with the General Plan pursuant to Section 556 of the Los Angeles City Charter.

3. ADOPT the accompanying RESOLUTION TO VACATE No. 25-1401355 for the Vacation.

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

Community Impact Statement: None submitted

(39) **11-0122-S3**  
**CD 9**

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE CITY ENGINEER and RESOLUTION TO VACATE relative to vacating a portion of McKinley Place southerly of 87th Street, VAC-E1401340.

Recommendations for Council action:

1. REAFFIRM the FINDINGS of September 22, 2020, that the vacation of a portion of McKinley Place southerly of 87th Street (Vacation), pursuant to the City of Los Angeles Environmental Guidelines, is exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(3) of the City of Los Angeles Environmental Guidelines.
2. REAFFIRM the FINDINGS of September 22, 2020, that the Vacation is in substantial conformance with the General Plan pursuant to Section 556 of the Los Angeles City Charter.
3. ADOPT the accompanying RESOLUTION TO VACATE No. 25-1401340 for the Vacation.

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

Community Impact Statement: None submitted

(40) **25-1251**  
**CD 11**

COMMUNICATION FROM THE CITY ENGINEER relative to initiating vacation proceedings for alley south of Exposition Boulevard between Bundy Drive and Amherst Avenue (VAC-E1401470).

Recommendations for Council action:

1. ADOPT the City Engineer report dated October 20, 2025, attached to the Council file, to initiate the proceedings to vacate alley south of Exposition Boulevard between Bundy Drive and Amherst Avenue, as shown on Exhibit A of said City Engineer report, pursuant to California Streets and Highways Code, Division 9, Part 3, Public Streets, Highways and Service Easements Vacation Law.
2. DIRECT the Bureau of Engineering to investigate and report regarding the feasibility of this vacation request.

Fiscal Impact Statement: The City Engineer reports that a deposit of \$14,980 was paid by the petitioner for the investigation of this request pursuant to Section 7.42 of the Los Angeles Administrative Code (LAAC). Any deficit fee to recover the cost pursuant to LAAC Section 7.44 will be required of the petitioner.

Community Impact Statement: None submitted

(41) **11-1220-S12**

MOTION (HARRIS-DAWSON - JURADO) relative to funding for the Los Angeles Development Fund (LADF), a non-profit Community Development Entity, to apply for and manage an allocation of New Markets Tax Credit (NMTC) on behalf of the City.

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

RESOLVE that the City of Los Angeles hereby:

1. Certifies its support of the LADF's 2026 application for a NMTC allocation.
2. Certifies that it is the Controlling Entity of the LADF.
3. Authorizes the City Clerk to sign the application on behalf of the Controlling Entity.

(42) **25-1305**

MOTION (JURADO - SOTO-MARTINEZ) relative to funding for services in connection with Council District 14's special observation of Trans Day of Remembrance, including the illumination of City Hall on November 19, 2025.

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

TRANSFER and APPROPRIATE \$1,462 from the City Council General City Purposes Fund No. 100-56, Account No. 000724 (CD-14 Community Services) to the General Services Fund No. 100-40, Account No. 001100 (Hiring Hall), for services in connection with Council District 14's special observation of Trans Day of Remembrance, including the illumination of City Hall on November 19, 2025.

(43) **25-1306**  
**CD 3**

MOTION (BLUMENFIELD - LEE) relative to funding for additional police services in Council District 3.

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

1. TRANSFER and APPROPRIATE \$150,000 from the AB1290 Fund No. 53P, Account No. 281203 (CD 3 Redevelopment Projects - Services) to the Police Department Fund No. 100-70,

Account No. 001092 (Overtime - Sworn), with \$50,000 allocated for each of the following purposes:

- a. Topanga Area - additional police services in CD 3.
- b. Valley Traffic Division - additional traffic enforcement in CD 3.
- c. Detective Bureau - additional narcotics and vice enforcement in CD 3.

2. AUTHORIZE the Police Department be authorized to make any technical corrections or clarifications as necessary to the above fund transfer instructions in order to effectuate the intent of this Motion.

(44) **25-0986**

MOTION (PARK - PADILLA) relative to amending the prior Council action of October 1, 2025, Council file No. (CF) 25-0986, for supplemental Charter Bus services in Council District Ten (CD 10).

Recommendation for Council action:

AMEND the matter of the Public Works Committee report relative to the List of Citywide Special Events (CF 25-0986), originally adopted by the City Council on October 1, 2025, to ADD the Palisades Turkey Trot (\$10,000) for Council District 11.

(45) **25-1307**

MOTION (PRICE - HUTT) relative to funding for emergency assistance in Council District 9 in partnership with the FamilySource Center operated by All Peoples Community Center.

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 (CIFD) to execute a contract amendment to City Contract No. C-202518

with All Peoples Community Center to add \$200,000 to increase emergency assistance resources available to residents in Council District 9, subject to the approval of the City Attorney as to form.

2. AUTHORIZE the City Controller to transfer \$200,000 from the General City Purposes Fund No. 100-56, Account No. 0623 (CD09 - Additional Homeless Service) 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 9.
  
3. AUTHORIZE the Community Investment for Families Department to make any technical corrections, clarifications, or revisions, as necessary, to implement the motion's intent.

(46) **25-1289**

COMMUNICATION FROM THE CITY ADMINISTRATIVE OFFICER (CAO) relative to a Third Amendment to Contract No. C-141694 with Infosys Public Services, Inc. for LATAX application maintenance and support and Amazon Web Services (AWS) operational support.

Recommendation for Council action:

APPROVE and AUTHORIZE the Director, Office of Finance, or designee, to execute the proposed Third Amendment to Contract No. C-141694 with Infosys Public Services, Inc. to provide LATAX application maintenance and support and AWS operational support, for a one-year term from September 16, 2025 to September 15, 2026, with two one-year options to extend; and, the maximum allowable compensation shall not exceed \$1,403,621, subject to the review and approval of the City Attorney as to form.

Fiscal Impact Statement: The CAO reports that the Office of Finance has \$1.35 million available in the Contractual Services Account which will fund the baseline services for the contract year. Should the City require the use of additional "as needed" services, funding will need to be identified utilizing available surpluses. Funding in subsequent

years will be subject to the appropriation of funds in the Office of Finance's annual budget.

Financial Policies Statement: The CAO reports that the recommendation in the report is in compliance with the City's Financial Policies in that current and future expenditures are limited to the appropriation of funds in the budget.

**TIME LIMIT FILE - DECEMBER 28, 2025**

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

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

(47) **23-1134**

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to economic study findings and drafting an amendment to the Los Angeles Municipal Code (LAMC) to revise the methodology establishing the annual allowable rent increase for the Rent Stabilization Ordinance (RSO); and related matters.

Recommendations for Council action:

1. NOTE AND FILE the Los Angeles Housing Department (LAHD) report dated November 1, 2024, attached to Council file No. 23-1134.
2. REQUEST the City Attorney, with the assistance of the LAHD, to prepare and present a draft Ordinance to amend the RSO, Article 1 of Chapter XV of the LAMC, to revise the methodology to establish the annual allowable rent increase for RSO rental units as follows:
  - a. Amend the percentage of the Consumer Price Index All-Items for All Urban Consumers to 60% in the methodology to establish the RSO annual allowable rent increase (LAMC 151.06.D and 151.07. A6).

- b. Establish a floor of zero percent for annual RSO rent increases.
  - c. Establish a ceiling of three percent for annual RSO rent increases.
  - d. Delete the provision that allows an additional one percent or two percent increase for gas and/or electricity.
  - e. Amend LAMC Section 151.06.G to ensure that additional dependents do not trigger an additional rent increase.
3. INSTRUCT the LAHD to increase funding for residential repair, maintenance, and rehabilitation programs for small landlords owning 2- to 10-units each in the City using appropriate and available resources, including Measure ULA and Los Angeles County Affordable Housing Solutions Agency (LACAHS) funds that are designed for preservation of the City's existing housing stock.

Fiscal Impact Statement: The LAHD reports that there is no fiscal impact to the General Fund resulting from the recommendations included in this report.

Community Impact Statement: Yes

For, if Amended:  
 Empowerment Congress North Area Neighborhood Council  
 NoHo Neighborhood Council  
 North Hollywood Northeast Neighborhood Council  
 Voices of 90037 Neighborhood Council

(48) **25-1295**  
**CD 1**

CONSIDERATION OF RESOLUTION (HERNANDEZ, JURADO – SOTO-MARTINEZ) relative to the Los Angeles County Metropolitan Transportation Authority's (Metro) consideration of the Supplemental Environmental Impact Report (EIR) for the Los Angeles Aerial Rapid Transit (LAART) project.



Recommendation for Council action, pursuant to Resolution (Hernandez, Jurado – Soto-Martinez), SUBJECT TO THE CONCURRENCE OF THE MAYOR:

OPPOSE the LA ART project, and URGE the Metro, in its consideration of the Supplemental EIR for the LA ART, dated September 25, 2025, to OPPOSE the readoption of the Final EIR Findings and the Statement of Overriding Considerations for the LA ART project, and DENY reapproval of the project.

Community Impact Statement: None submitted.

**(Rules, Elections and Intergovernmental Relations Committee waived consideration of the above matter)**

(49) **25-1294**  
**CD 14**

CONTINUED CONSIDERATION OF HOUSING AND HOMELESSNESS COMMITTEE REPORT and CONSIDERATION OF MOTION 4A (JURADO – HUTT) relative to the sale, change of ownership, and execution of new or amended loan agreements/terms for the Manitou Vistas I (MV-1) located at 3420 Manitou Avenue and Manitou Vistas II (MV-2) located at 3414 Manitou Avenue, both in Council District (CD) 14.

**A. HOUSING AND HOMELESSNESS COMMITTEE REPORT**

Recommendation for Council action, pursuant to Motion (Jurado – Raman):

AUTHORIZE the General Manager, Los Angeles Housing Department (LAHD), or designee, to:

- a. Approve the sale of the MV-1 located at 3420 Manitou Avenue and MV-2 located at 3414 Manitou Avenue (collectively Projects) both in CD 14 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 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% City and 75% HACLA with 100% 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% City and 75% 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.
- d. Revise the affordability restrictions on MV-2 from the original 10 units to 20 units, with two units at 30% Area Median Income (AMI), two units at 40% AMI, 10 units at 50% AMI, and six units at 60% AMI, which matches the Tax Credit Allocation Committee affordability restrictions, subject to the approval of the City Attorney.

#### B. MOTION 4A (JURADO – HUTT)

Recommendation for Council action, pursuant to Motion (Jurado – Hutt):

AUTHORIZE the General Manager, LAHD, or designee, to:

- a. Approve the sale of MV-1 located at 3420 Manitou Avenue to an entity created by the HACLA, named Hope to House. Inc., a California non-profit public benefit corporation, as Borrower, owner and operator of MV-1; and, approve the sale of MV-2 located at 3414 Manitou Avenue (collectively as Projects) to an entity created by the 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 to Hope to House, Inc. and the loan in the amount of \$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 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% City and 75% HACLA with 100% 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% City and 75% 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.
  
- d. Revise the affordability restrictions on MV-2 from the original 10 units to 20 units, with two units at 30% Area Median Income (AMI), two units at 40% AMI, 10 units at 50% AMI, and six units at 60% AMI, which matches the Tax Credit Allocation Committee affordability restrictions, subject to the approval of the City Attorney.
  
- e. Make any technical corrections, clarifications or revisions to the above instructions in order to effectuate the intent of the Motion.

Community Impact Statement: None submitted

**(Continued from Council meeting of November 7, 2025)**

(50) **17-0193-S9**

CONSIDERATION OF MOTION (YAROSLAVSKY - HUTT) relative to funding for the Esri geographic information system (GIS) software and

cloud-based solutions that support primary operations in various City departments, bureaus, and Elected Offices.

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

1. REQUEST the Controller to realign appropriations within the Building and Safety Building Permit Enterprise Fund No. 48R/08 accounts totaling \$92,804, to pay the Department of Building and Safety portion of Esri costs for GIS services in Fiscal Year (FY) 2025-26, to ensure continued benefits of the GIS software and maintenance support services during FY 2025-26:

a. Decrease an appropriation of \$92,804 within the Building and Safety Building Permit Enterprise Fund No. 48R/08 as follows:

Account No. 08C204, Reserve for Future Costs; Amount: \$92,804

b. Increase appropriations totaling \$92,804 within the Building and Safety Permit Enterprise Fund No. 48R/03 as follows:

Account No. 08C682, Engineering Special Services Fund; Amount: \$92,804

2. REQUEST the Controller to transfer, as soon as possible, the amounts from the participating City departments and bureaus, and associated Fund and Appropriation Unit Numbers, identified in the table under Recommendation No. 2 of the Motion, attached to the Council file, totaling \$4,420,833; to the Engineering Special Services Fund, Fund No. 682/50, Appropriation Unit No. TBD - Citywide Enterprise License Agreement - ESRI, Inc., so that the Bureau of Engineering can make full payment of the annual payment to Esri for its special GIS-related services.

3. DIRECT all General Managers and Bureau Directors for the City departments and bureaus identified in Recommendation No. 2 of the Motion to complete the transfer of funds by no later than October 24, 2025, in coordination with the Controller.

4. AUTHORIZE the Controller to make any technical corrections, if necessary, to effectuate the intent of the Motion.

Community Impact Statement: None submitted

**(Budget and Finance 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

### Closed Session

(51) **25-0635**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Gilbert Penate v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 22STCV15106. (This matter arises from a trip and fall incident on May 28, 2021, on the sidewalk located at 527 North Spring Street in the City of Los Angeles.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(52) **25-1237**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Lawrence Craig Deutsch, et al. v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 23BBCV01593. (This matter arises from a trip and fall incident on

August 21,2022, over a portion of the sidewalk that was raised at 13350 Sherman Way, in North Hollywood.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(53) **25-1248**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Mitsuo Kato v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 22STCV29172. (This matter arises from a fall incident on December 12, 2021, at 8333 Lookout Mountain Road, Los Angeles.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(54) **25-1249**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Jorge Ayala v. City of Los Angeles, et. al., Los Angeles Superior Court Case No. 22STCV15452. (This matter arises from a trip and fall incident on August 31, 2020, on the sidewalk abutting 321 North Union Avenue, in Los Angeles.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(55) **25-1243**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Olivier Jean-Pierre Martinez v. City of Los Angeles, Los Angeles Superior Court Case No. 23STCV31797. (This is a fall matter that occurred on April 3, 2023, on Fairfax Avenue near 5th Street.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(56) **25-1242**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled John Kim v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 24STCV00060. (This matter

arises from a 2023 incident wherein Plaintiff, an Urban Forestry Division employee, complained of racial harassment and discrimination.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(57) 25-1241

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Dave Yallouz v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 23VECV04293. (This matter arises from a vehicle vs. pothole accident on February 6, 2023, on Valley Circle Boulevard near Calenda Drive in Los Angeles.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(58) 25-1240

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Mariano De La Rosa v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 23STCV23441. (This matter arises from a tree falling incident on November 8, 2022, at 2329 Berkeley Avenue, in the City of Los Angeles.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(59) 25-1246

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Jodi Kay Gonda v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 23VECV02544. (This matter arises from a slip and fall incident that occurred on February 7, 2022, at 7870 Nollan Place, Panorama City, California, 91402.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(60) 25-1244

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal

counsel relative to the case entitled Jose Reyes Garcia, et al. v. Matthew Jordan Martin, et al., Los Angeles Superior Court Case No. 24LBCV01255. (This matter arises from a vehicle versus vehicle traffic collision on July 5, 2022, at Wilmington Boulevard and Opp Street, in Los Angeles, California.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(61) **25-1245**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Rama Real Estate Management Investments, LLC, et al. v. City of Los Angeles, Los Angeles Superior Court Case No. 23STCV15270. (This matter arises from the June 30, 2021, incident in which the Los Angeles Police Department Bomb Squad detonated explosive material.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(62) **25-1239**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Archangel Augustine v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 23STCV15263. (This matter arises from a July 1, 2021, incident where Plaintiff tripped and fell on the sidewalk at or near 5700 South Vermont Avenue, Los Angeles.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(63) **25-1238**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Jose Adan Hernandez v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 20STCV08783. (This matter arises from a December 1, 2018 automobile accident at the intersection of 7th Street and Alvarado Street involving a Los Angeles Fire Department Rescue Ambulance.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**



(64) **25-1235**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Jimmie Lindsey v. Fred K. Boone, et al., Los Angeles Superior Court Case No. 23STCV02808. (This matter involves injuries caused by two dogs on December 16, 2022 at 5739 Brynhurst Avenue, in Los Angeles, California 90043.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(65) **25-1234**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Daniela Arancibia v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 24CHCV02664. (This matter arises from a March 21, 2024 trip and fall incident in the vicinity of 9901 Oso Avenue, Chatsworth, California.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(66) **25-1233**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Deanna Renee Mack v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 23VECV00677. (This matter arises from a fall incident on April 1, 2022, on a damaged portion of the sidewalk located near 17148 Saticoy Street, in Los Angeles, California.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(67) **25-1247**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled T.L. v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 22STCV24129. (This matter arises from allegations that the City's negligence resulted in the sexual assault of Plaintiff between 1978 to 1981, at the Alpine Recreational Center.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(68) **25-1226**

The City Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Emebet Zewdie v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 22STCV31151. (This matter arises from a trip and fall incident on October 19, 2021, on the sidewalk located on Clyde Avenue, north of 5667 West Coliseum Street, in the City of Los Angeles.)

**(The Budget and Finance Committee considered the above matter in Closed Session on November 4, 2025.)**

(69) **25-1297**

The City Council shall recess to Closed Session, pursuant to Government Code Section No. 54956.9(d)(2), to confer with its legal counsel regarding exposure to litigation relative to the South Coast Air Quality Management District Notice of Violation No. P78627 - Toyon Canyon Landfill. (This matter arises from a Notice of Violation issued to the City by the South Coast Air Quality Management District.)

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

(70) **25-1161**

The City Council shall recess to Closed Session, pursuant to Government Code Section No. 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Jesus Pimentel v. City of Los Angeles, et al., United States District Court Case No. CV14-01371-FMO (This case concerns a constitutional challenge to the City's \$63 late fee following the nonpayment of a parking citation.)

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

(71) **25-0852**

The City Council shall recess to Closed Session, pursuant to Government Code Section No. 54956.9(d)(1), to confer with its legal counsel relative to the case entitled Kamran Hakimi v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 24VECV05119.

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

## **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](http://lacouncilfile.com) by entering the Council File number listed immediately following the item number (e.g., 00-0000).