



AGENDA

LOS ANGELES CITY COUNCIL

Friday, September 23, 2016

10:00 AM

JOHN FERRARO COUNCIL CHAMBER

ROOM 340, CITY HALL

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

Click on the Council file number to access background documents for individual agenda items

Click [here](#) for the entire agenda packet / documents

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SIGN LANGUAGE INTERPRETERS, COMMUNICATION ACCESS REAL-TIME TRANSCRIPTION (CART), ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED UPON REQUEST. TO ENSURE AVAILABILITY, YOU ARE ADVISED TO MAKE YOUR REQUEST AT LEAST 72 HOURS PRIOR TO THE MEETING/EVENT YOU WISH TO ATTEND. DUE TO DIFFICULTIES IN SECURING SIGN LANGUAGE INTERPRETERS, FIVE OR MORE BUSINESS DAYS NOTICE IS STRONGLY RECOMMENDED. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE CITY CLERK'S OFFICE AT (213)978-1059.

SE OFRECE UN SERVICIO DE TRADUCCION AL ESPANOL EN TODAS LAS REUNIONES DEL CONSEJO MUNICIPAL

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.org; or lacouncilcalendar.com

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

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

PUBLIC INPUT AT CITY COUNCIL MEETINGS - An opportunity for the public to address the Council on agenda items for which public hearings have not been held will be provided at the time the item is considered. Members of the public who wish to speak on any item (a cumulative time of five (5) minutes) are requested to complete a speaker card for each item they wish to address, and present the completed card(s) to the Sergeant-At-Arms. Speaker cards are available at the back of the Council Chamber.

The Council will also provide an opportunity for the public to speak on public interest items for a cumulative total of up to fifteen (15) minutes. Testimony shall be limited in content to matters which are within the subject matter jurisdiction of the Council. The City Council may not take any action on matters discussed during the public testimony period.

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.

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 Friday, September 23, 2016

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

Items Noticed for Public Hearing

ITEM NO. (1)

HEARING PROTEST, APPEALS OR OBJECTIONS to Building and Safety Department report and confirmation of lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to Los Angeles Municipal Code (LAMC) and/or Los Angeles Administrative Code (LAAC).

Recommendation for Council action:

HEAR PROTEST, APPEALS OR OBJECTIONS relative to proposed lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to LAMC and/or LAAC and CONFIRM said lien for the following properties:

(a)

[16-0160-S639](#)

CD 1 427 North Boylston Street. (Lien: \$2,651.56)

(Continued from Council meeting of September 9, 2016)

(b)

[16-0160-S640](#)

CD 8 742 East 95th Street aka 744 East 95th Street. (Lien: \$3,585.68)

(Continued from Council meeting of September 9, 2016)

(c)

[16-0160-S644](#)

CD 9 8129 South San Pedro Street. (Lien: \$3,460.37)

(Continued from Council meeting of September 9, 2016)

(d)

[16-0160-S646](#)

CD 8 1107 West 73rd Street. (Lien: \$3,730.04)

(Continued from Council meeting of September 9, 2016)

Items for which Public Hearings Have Been Held

ITEM NO. (2)

[16-0779](#)

CD 7 MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION, relative to a Zone Change for the property located at 12087 Lopez Canyon Road.

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

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 16-0779 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and, ADOPT the Mitigated Negative Declaration [ENV-2015-4376-MND] filed on January 8, 2016.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the

Findings of Council and ADOPT the Mitigation Monitoring Program.

3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. PRESENT and ADOPT the accompanying ORDINANCE dated April 28, 2016 effecting a Zone Change from [T][Q]M1-1 (Limited Industrial) to (T)(Q)M1-1 (Restricted Industrial) for the use of an existing 341,769 square-foot lot for a building materials sales yard and an open storage area for truck, tank truck, recreational vehicle, commercial vehicle, automobile, bus, equipment and trailer storage yard, within an area enclosed on all sides, for the property located at 12087 Lopez Canyon Road, subject to Conditions of Approval.
5. ADVISE the applicant of Q Qualified classification time limit as described and pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code, the applicant is hereby advised that:

... whenever property remains in a Q Qualified classification for six years ... after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such 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.

6. ADVISE the applicant that, pursuant to California State 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.
7. ADVISE the applicant that, pursuant to State 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 County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: SE Lopez I, LLC

Representative: Gary Werner, Rosenheim and Associates

Case No. CPC-2015-4375-ZC-ZV

CEQA No. ENV-2015-4376-MND

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - SEPTEMBER 30, 2016

(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 30, 2016)

ITEM NO. (3)

[16-0833](#)

CD 3 PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to appeals for the property located at 20500 West Nordhoff Street.

Recommendation for Council action:

RECEIVE and FILE the report from the North Valley Area Planning Commission (NVAPC) and appeals filed by: Keenan Wolens, Amiscope Properties c/o Amir Development (Representative: Rand Freeman); Kevin Letzer; Daniel and Jacqueline DeHart; Elizabeth Ooms-Graziano; Steve Cormier, Rocketman Ventures LLC; Lois English; Thomas Cunningham, Janet Heylek, Guillermo Guarnizo, Oliver Yambao, Keri Nelson, Judith Rubin and Hung Tran on behalf of a group of affected neighbors, from the determination of the NVAPC in overturning the Zoning Administrator's decision and approving a Zone Variance to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone; and overturning the Zoning Administrator's decision and approving a Zone Variance to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone, for the property located at 20500 West Nordhoff Street, inasmuch as the Applicant has withdrawn the project application.

Applicant: Alon Abady, Nordhoff 26, LLC

Representative: Dominic Hong, BID Group Incorporated

Case No. ZA-2015-2412-ZV

Fiscal Impact Statement: Not applicable.

Community Impact Statement: None submitted.

TIME LIMIT FILE - SEPTEMBER 30, 2016**(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 30, 2016)**

ITEM NO. (4)

[14-1728-S2](#)

CD 14 ENTERTAINMENT AND FACILITIES COMMITTEE REPORT relative to an amendment to the contract with CBRE to include the build out of the first floor of 221 Figueroa Plaza Tower.

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

1. AUTHORIZE the Department of General Services (GSD) to:

a. Amend the sole-source Contract No. C-126951 with CBRE to complete tenant improvements for Suites 100 and 180 and construct public restrooms on the

first floor of the 221 Figueroa Plaza building (221 Tower).

- b. Increase CBRE Contract No. C-126951 ceiling from \$16 million to an amount not to exceed \$16.5 million, subject to the City Attorney as to form.
- c. Proceed with tenant improvements to Suites 100 and 180 and the remodel and construction of public restrooms on the ground floor of the 221 Tower, through a scope amendment to the CBRE Contract No. C-126951.
- d. Extend CBRE Contract No. C-126951 through December 2017 to provide sufficient time to complete construction and closeout activities.
- e. Use \$3,173,412 in Enterprise Trust Fund monies to complete remaining construction work at the Figueroa Plaza.
- f. Use \$1,759,994 for build out of the first floor of the 221 Figueroa Plaza building, for space assigned to the Office of City Attorney and the Department of Recreation and Parks, utilizing Lifecycle funds (\$1.1 million), GSD operational savings (\$300,000) and Enterprise Trust Fund monies (\$359,994).
- g. Use \$260,075 in Capital Improvement Expenditure Program monies budgeted for the Figueroa Plaza capital repair program to construct public restrooms on the first floor of the 221 Figueroa Plaza building.

2. AUTHORIZE the City Administrative Officer to make technical adjustments as necessary in identifying and transferring required funding.

Fiscal Impact Statement: The Municipal Facilities Committee reports that there is no additional impact on the General Fund.

Community Impact Statement: None submitted.

ITEM NO. (5)

[15-1244](#)

ENTERTAINMENT AND FACILITIES COMMITTEE REPORT relative to negotiating and executing a lease with Youth Policy Institute (YPI) for space located at 11844 Glenoaks Boulevard.

Recommendation for Council action:

AUTHORIZE the Department of General Services to negotiate and execute a new lease agreement with YPI for space located at 11844 Glenoaks Boulevard under the terms and conditions substantially as outlined in the Municipal Facilities Committee's (MFC) report dated August 5, 2016, attached to the Council file.

Fiscal Impact Statement: The MFC reports that there is no impact on the General Fund as a result of the above actions.

Community Impact Statement: None submitted.

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

ITEM NO. (6)

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

Recommendation for Council action:

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

(a)

[16-0005-S359](#)

CD 14 2415 East Malabar Street (Case No. 409300) Assessor I.D. No. 5177-021-018

(b)

[16-0005-S360](#)

CD 8 7049 South 7th Avenue (Case No. 103706) Assessor I.D. No. 4008-026-018

(c)

[16-0005-S361](#)

CD 8 7049 South 7th Avenue (Case No. 204634) Assessor I.D. No. 4008-026-018

(d)

[16-0005-S362](#)

CD 8 7049 South 7th Avenue (Case No. 269532) Assessor I.D. No. 4008-026-018

ITEM NO. (7)

[16-1011-S2](#)

CD 4 MOTION (RYU - HUIZAR) relative to an extension of time to act on a Tentative Tract Map appeal for the property located at 8150 Sunset Boulevard.

Recommendation for Council action:

APPROVE an extension of time to October 28, 2016 to act on a Tentative Tract Map appeal for the property located at 8150 Sunset Boulevard (Council file No. 16-1011), pending consideration by the Planning and Land Use Management Committee, pursuant to Los Angeles Municipal Code Section 17.06(5), Tentative Maps and Appeals, (Extension of Time).

ITEM NO. (8)

[16-1050](#)

RESOLUTION (WESSON - ENGLANDER - MARTINEZ) relative to filling the vacancy in the Office of Member of the Council from the Seventh (7th) Council District due to the resignation of former Councilmember Felipe Fuentes.

Recommendations for Council action:

1. RESOLVE to exercise the discretion given to the Council by the Charter in filling the vacancy in the 7th Council District to appoint the person elected to the office by the voters at the primary nominating election on March 7, 2017, or, if a runoff election is needed to elect a person to that office, then to appoint the person elected at the general municipal election on May 16, 2017.
2. RESOLVE to make that appointment at the first Council meeting after the identity of the person who is elected to the Council from the 7th District is known.

ITEM NO. (9)

FINAL MAPS in the various Council Districts.

Recommendation for Council action:

APPROVE the Final Maps and Adopt the City Engineer Reports as detailed in the various listed Council files, including bonds, agreements, contracts and other related issues as specified:

(a)

[16-1051](#)

CD 11 FINAL MAP OF PARCEL MAP L.A. NO. 2007-1861 located at 2108 Federal Avenue, northerly of Olympic Boulevard.

(Bond No. C-128138)

(Quimby Fee: \$5,268)

Owner: Federal, LLC; Surveyor: Reynaldo T. De Rama/Tala Associates

Items Called Special**Public Testimony of Non-agenda Items Within Jurisdiction of Council****Motions for Posting and Referral****Council Members' Requests for Excuse from Attendance at Council Meetings****Adjourning Motions****Council Adjournment**

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

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

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 200 North Spring Street, City Hall, Room 395, during normal business hours.