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HILDA L. SOLIS

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SHEILA KUEHL

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November 10, 2022

TO: Supervisor Holly J. Mitchell, Chair
Supervisor Hilda L. Solis
Supervisor Sheila Kuehl
Supervisor Janice Hahn
Supervisor Kathryn Barger
Fesia Davenport, Chief Executive Officer
Dawyn Harrison, Interim County Counsel
Press Room

FROM: Celia Zavala 
Executive Officer

POSTED: November 10, 2022

RE: Corrections and/or additions to the agenda for the Board meeting of
Tuesday, November 15, 2022.

16.

SUBSTITUTE:

Launching the Land Bank Pilot Program

Substitute recommendation as submitted by Supervisors Solis and Kuehl: Find, pursuant to Government Code Section 26227, that the implementation of the Land Bank Pilot Program (Pilot) is necessary to meet the social needs of the population of the County and achieve the public purposes of increasing the stock of affordable housing which benefits County residents; direct the Chief Executive Officer to allocate from the Affordable Housing Programs Budget an amount not to exceed \$10,000,000, of one-time funding, from the Fiscal Year 2022-23 Affordable Housing Programs Budget unit, for the Pilot, to fund the

implementation and administration of the Pilot including, but not limited to, maintenance and security of the County acquired properties for the Pilot; authorize the Chief Executive Officer to execute sole-source agreements, and any necessary amendments and/or amend existing agreements, with consultants and nonprofit organizations as needed for the implementation and administration of the Pilot; authorize the Auditor-Controller to issue warrants, as directed by the Chief Executive Officer for the purchase of the properties and any other related transactional costs; at the close of escrow for each property, request the Assessor to place the properties under the complete ownership of the County, and remove the properties from the tax roll effective upon the transfer of title to the County; and direct the Chief Executive Officer to take the following related actions:

Designate County and/or consultant staff to lead efforts related to implementation of the Pilot and the development of a framework for a potential permanent Land Bank Program, inclusive of a robust outreach process with cities, nonprofit organizations, community-based organizations, and stakeholders, with the framework to consider a model in which a nonprofit entity leads its activities;

Identify, for potential purchase, at least one property in each Supervisorial District under the Pilot utilizing a strategic acquisition plan that includes the following:

Analyses of regional investments that may accelerate displacement and gentrification, such as the near-term construction of Metro Rail projects, Metro bike path projects, new venues, and other catalytic investments;

Early action sites where land assembly, acquisition and development is possible within the next 18 months where the threat of displacement is greatest;

Require that acquisitions shall be located within the Highest, High, or Moderate Need Category, as identified by the Anti-Racism Diversity and Inclusion Initiative (ARDI) Equity Explorer Map;

Staff may use one or more of the following criteria to identify potential acquisitions, in collaboration with each Supervisorial Office: site is located within two miles of the

Los Angeles River; within two miles of major infrastructure improvements, including within one mile of a transit station or stop; and between 0.5 and 2.0 acres and could support a minimum of 20 dwelling units per acre;

Acquired properties shall be developed primarily with affordable housing as feasible, with consideration for any mixed-use development, with potential acquisitions to be reviewed with staff from other Departments, as well as the Los Angeles County Development Authority to ensure the site is appropriate for affordable housing;

Develop acquired properties with intermediate beneficial uses if financially feasible within the cost of the seed funding outlined above and take steps to ensure that contemplated developments on the sites will use innovative affordable housing development models with the goals of reducing development costs, simplifying financing, leveraging private investment, and efficient site selection, all of which will feed into a sustainable funding model for the land bank;

Execute the purchase and sale agreements, and purchase the properties utilizing American Rescue Plan-enabled funding, and take all further actions necessary and appropriate to effectuate and implement the transactions contemplated herein, including opening and management of escrow, any administrative adjustments to the transfer documents, execution of all the requisite documentation for the completion of the transfers and acceptance of the deeds conveying title to the properties to the County;

Develop a step-by-step guide for projects undertaken through the Pilot to include coordination and outreach with cities and stakeholders; preparation of an operations and maintenance strategy and budget for each site for each acquisition; preparation of site-specific affordable housing development models in partnership with the respective Supervisorial Office; and

Report back to the Board in writing in 90 days with initial progress made on implementation efforts and again in 180 days with an update on the pilot program and recommendations for a permanent land bank framework. (22-4205)

[Public Comment/Correspondence](#)

[Substitute motion by Supervisors Solis and Kuehl](#)

20.

REVISE:

Continuing the County's Public Health Councils Program to Protect Workers

Revised recommendation as submitted by Supervisors Mitchell and Kuehl: Instruct the Interim County Counsel, in consultation with the Director of Public Health, to prepare an ordinance that will to amend County Code, Title 11 – Health and Safety, Division 1, Chapter 11.01, to revise the definition of the County's Public Health Council Program such that continue the anti-retaliation protections for workers engaged in the County's Public Health Council activities beyond Program may continue after the end of the Board's COVID-19 local emergency order ends and workers will remain protected from retaliation, expand the County's Public Health Council Program's purpose to be inclusive of educating and informing workers on public health protections and public health related emergencies, and report back to the Board in writing in 90 days on the effects of such amendments; and instruct the Director of Public Health to provide a summary report back to the Board in writing in ~~30~~ 90 days on the County's Public Health Councils Program and recommendations for the future of the Program. (22-4188)

[Motion by Supervisors Mitchell and Kuehl](#)

[Public Comment/Correspondence](#)

[Revised motion by Supervisors Mitchell and Kuehl](#)

35.

REVISE:

Gratis Use of a Portion of Mission Canyon Landfill by Mountains Recreation and Conservation Authority for Passive Park Purposes

Revised recommendation as submitted by Supervisor Kuehl: ~~Certify that the Board, Acting as a responsible agency under the California Environmental Quality Act (CEQA), for the Mission Canyon Park Project, consider the has independently considered and reached its own conclusions regarding the environmental effects of the proposed portion of the County-owned Mission Canyon Landfill located at 2501 North Sepulveda Boulevard in the City of Los Angeles (Project) and the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) adopted by the Mountains Recreation and Conservation Authority (MRCA), as lead agency; determine that the documents adequately address the environmental impacts of the proposed Project; find that the Board has complied with the requirements of CEQA with respect to the process for a responsible agency and adopt by reference the MRCA's MND and MMRP prepared and adopted by the Mountains Recreation and Conservation Authority as lead agency available for review at <https://www.missioncanyonpark.com/>); certify that the Board has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the approvals by the County related to the proposed portion of the County - owned Mission Canyon Landfill located at 2501 North Sepulveda Boulevard in the City of Los Angeles (Project) as shown in the MND; adopt the Mitigation Monitoring and Reporting Program (MMRP) (available for review at <https://www.missioncanyonpark.com/>) as applicable for the Project, finding that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation, upon approval of the recommended actions, the Director of Public Works will~~

file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code and will post the Notice to the County's website in accordance with Section 21092; ... (22-4174)

[Motion by Supervisor Kuehl](#)

[Public Comment/Correspondence](#)

[Revised motion by Supervisor Kuehl](#)

SUPPLEMENTAL AGENDA

74-A. Extend the Reward Offer in the Homicide Investigation of Murder Victim Michael Moreno

Recommendation as submitted by Supervisor Barger: Extend the \$10,000 reward offered in exchange for information leading to the apprehension and conviction of the person or persons responsible for the murder of 35-year-old Michael Moreno, who was fatally shot while talking with two of his friends outside on the 200 block of South Acacia Street in the City of San Dimas on December 23, 2018, at approximately 6:30 p.m. (22-0932)

[Motion by Supervisor Barger](#)
[Public Comment/Correspondence](#)

74-B. United American Indian Involvement, Inc. Powwow Fee Waiver

Recommendation as submitted by Supervisor Solis: Waive \$4,725 in parking fees for 525 vehicles at the Music Center Garage, excluding the cost of liability insurance, for attendees of the United American Indian Involvement, Inc. Powwow event, to be held on December 3, 2022. (22-4279)

[Motion by Supervisor Solis](#)
[Public Comment/Correspondence](#)

74-C. Illuminate LA - Undoing Monumental Harm through Visual Art Fee Waiver

Recommendation as submitted by Supervisor Solis: Waive \$2,250 in parking fees for 250 vehicles at the Music Center Parking Garage, excluding the cost of liability insurance, for attendees of the Illuminate LA - Undoing Monumental Harm through Visual Art event, to be held on December 3, 2022. (22-4278)

[Public Comment/Correspondence](#)
[Motion by Supervisor Solis](#)

**74-D. Additional Funding Allocation for West Los Angeles Armory
Bridge Housing Project**

Recommendation as submitted by Supervisor Kuehl: Find that the proposed actions are within the scope of Board Order No. 7 of August 9, 2022 determination that the West Los Angeles Armory bridge housing project (WLA Armory Project), is exempt from the California Environmental Quality Act; find that the WLA Armory Project is necessary to meet the social needs of the population of the County pursuant to Government Code Section 26227; and approve an appropriation adjustment that reflects an increase of \$10,000,000 in appropriation for the Department of Health Services, fully offset by the recognition of \$10,000,000 of American Rescue Plan Act (ARP) Coronavirus Local Fiscal Recovery Funds for the WLA Armory Project via ARP's revenue loss provisions. **4-VOTES** (22-4262)

[Motion by Supervisor Kuehl](#)

[Public Comment/Correspondence](#)

74-E. Expanding Interim Housing for the Transgender/Nonbinary Community in Service Planning Area 2 through Acquisition and Renovation of Interim Housing Facility at 14303 Sylvan Street in Van Nuys

Recommendation as submitted by Supervisor Kuehl: Approve the Sylvan Place Interim Housing Acquisition Project, Capital Project No. 77042 (Project); find that the property located at 14303 Sylvan Street in the City of Los Angeles (Property), once acquired by the County, will not be needed for other County purposes and that the leasing of the Property on a gratis basis to Los Angeles Family Housing (LAFH) for the operation of approximately 32 interim housing beds for transgender/non-binary people experiencing homelessness, will meet the social needs of the population of the County and serve public purposes pursuant to Government Code Section 26227; find that the Project is exempt from the California Environmental Quality Act; and take the following actions: **4-VOTES**

Establish the proposed Project with a total budget amount of \$5,200,000, which includes \$5,000,000 for the purchase price for the Property, and \$200,000 inclusive of due diligence costs, related transactional and closing costs, other contingencies, with any residual balance from the purchase to be transferred to the Department of Health Services (DHS) for the purpose of rehabilitation of the Property;

Approve an appropriation adjustment that reflects an increase of \$5,200,000 in appropriation to the Project to acquire the Property, for associated due diligence and closing costs, and an increase of \$3,800,000 in appropriation for DHS to support the proposed renovations, both of which will be fully offset by the recognition of \$9,000,000 of American Rescue Plan Act (ARP) Coronavirus Local Fiscal Recovery Funds (CLFRF) for the Project via ARP's revenue loss provisions;

Direct the Chief Executive Officer to perform the normal and customary due diligence on the Property to determine it meets all County requirements before purchase; pursuant to Government Code Section 26227, negotiate and execute all agreements necessary for acquisition of the Property for a purchase price not to exceed \$5,000,000, subject to confirmation by appraisal and appropriate adjustments as indicated by the due diligence, including any necessary options and a purchase and sale agreement; take all further actions necessary and appropriate to complete the purchase of the Property, including opening and management of escrow, any administrative adjustments to the transfer documents, execution of all the requisite documentation for the completion of the transfer, and acceptance of the deed conveying title to the Property to the County;

Authorize the issuance of warrants, as directed by the Chief Executive Officer, for the purchase and any other related due diligence and transactional costs;

Request the Assessor to place the Property under the complete ownership of the County and remove the Property from the tax roll, effective upon the transfer of title to the County;

Authorize the Director of Health Services to enter into a gratis lease with LAFH for a five-year term with automatic renewals, for the renovation and operation of the proposed Project;

Approve the proposed Project as a DHS Capital Improvement Intermediary project, in the amount of \$3,800,000, for site rehabilitations;

Authorize the Director of Health Services to deliver the Project through the DHS Capital Improvement Intermediary Program; and either directly, or through its Capital Improvement Intermediary, enter into agreements, as necessary, to provide funding to LAFH to carry out the renovations of the proposed Project, contingent upon the County's successful acquisition; and

Direct the Chief Executive Officer, through the Homeless Initiative, to coordinate with the Los Angeles Homeless Services Authority and the Director of Health Services to identify operational funding for the Project, and authorize the Director of Health Services to enter into an Operating Agreement with LAFH, using existing delegated authority through the Supportive Housing and Services Master Agreement to operate the proposed Project and provide approximately 32 interim housing beds for transgender/non-binary people experiencing homelessness. (22-4257)

[Public Comment/Correspondence](#)

[Motion by Supervisor Kuehl](#)

74-F. Increasing Capacity to Deliver Crisis and Outpatient Mental Health Services for Pediatric Clients at Olive View Medical Center

Recommendation as submitted by Supervisors Kuehl and Barger: Authorize the Interim Director of Mental Health to accept the Health Resources and Services Administration Federal Grant in the amount of \$1,500,000 for the proposed tenant improvements at the site of the former Mental Health Urgent Care Center located on the Olive View-UCLA Medical Center; establish and approve the proposed tenant improvements to the Olive View Community Mental Health Urgent Care Center located at 14659 Olive View Drive in the City of Sylmar Capital Project (Project); authorize the Director of Internal Services to proceed with delivery of the proposed Project, to include design and construction, utilizing Board-approved architecture and engineering firms and job order contractors, as required, with an estimated total Project budget amount of \$4,738,000, and procurement of necessary furniture, fixtures, and equipment for the proposed Project; and authorize Project work orders, accept the Project and file notices upon final completion of the Project, release retention money withheld pursuant to the applicable provisions of the Public Contract Code, grant extensions of time on the Project, as applicable, and assess liquidated damages, as authorized under Government Code Section 53069.85 and the contract specifications. (22-4269)

[Motion by Supervisors Kuehl and Barger](#)

[Public Comment/Correspondence](#)

74-G. Modernization of Safe and Shaded Space at Zev Yaroslavsky Family Support Center used by Families, Children and Staff

Recommendation as submitted by Supervisor Kuehl: Direct the Chief Executive Officer to identify potential funding for the proposed Zev Yaroslavsky Family Support Center, and report back to the Board in writing within 60 days with recommendations. (22-4258)

[Motion by Supervisor Kuehl](#)

[Public Comment/Correspondence](#)

74-H. Minor Coastal Development Permit RPPL2017008284 to the Regional Planning Commission

Recommendation as submitted by Supervisor Kuehl: Refer Project No. 2017-005366-(3), Minor Coastal Development Permit RPPL2017008284 back to the Regional Planning Commission (Commission) for further consideration, pursuant to County Code, Title 22 - Planning and Zoning, Section 22.44.1040.F; and instruct the Commission to take into account the applicant's proposed change to the Project in the Commission's further consideration and that a new hearing before the Commission be set as soon as the Department of Regional Planning can schedule such a hearing. (22-4261)

[Motion by Supervisor Kuehl](#)

[Public Comment/Correspondence](#)