

TRANSMITTAL

To: **THE COUNCIL**

Date: **02/21/2025**

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



(Carolyn Webb de Macias for)

KAREN BASS

Mayor

CITY OF LOS ANGELES

CALIFORNIA

CAROLYN M. HULL
GENERAL MANAGER



KAREN BASS
MAYOR

**ECONOMIC AND
WORKFORCE
DEVELOPMENT
DEPARTMENT**

444 S FLOWER STREET
LOS ANGELES, CA 90071

February 20, 2025

Council File:14-1174-S97
Council District No.: 7
Contact Persons & Extensions:
Fred Jackson (213) 744-9723
Fred.Jackson@lacity.org

The Honorable Karen Bass
Mayor, City of Los Angeles
Room 303, City Hall

Attention: Legislative Coordinator

TRANSMITTAL: REQUEST AUTHORIZATION TO ACQUIRE THE COMMERCIAL PROPERTY LOCATED AT 13269 VAN NUYS BOULEVARD AND ASSOCIATED PARCELS FOR THE PACOIMA LIFESTYLE CENTER ACQUISITION PROJECT

The General Manager of the Economic and Workforce Development Department (EWDD) requests that the Mayor review this Transmittal and forward to Council for their further consideration and possible action.

INTRODUCTION

On May 30, 2024, the CRA/LA Bond Oversight Committee (BOC) forwarded to Council its recommendation that EWDD be authorized to expend up to \$4,896,486 in CRA/LA Excess Bond Proceeds to acquire commercial property for the Pacoima Lifestyle Center Acquisition Project.

On July 8, 2024, Council approved the report to the CRA/LA Bond Oversight Committee (BOC), which directed EWDD to acquire the commercial property generally located at 13269 Van Nuys Boulevard, using the identified Excess Bond Proceeds to fund the transaction.

The General Manager of the Economic and Workforce Development Department (EWDD) requests City Council approval and Mayor concurrence of the recommendations in this transmittal to complete the purchase of the commercial property for the Pacoima Lifestyle Center Acquisition Project.

RECOMMENDATIONS

The General Manager of EWDD, or designee, requests that the City Council, subject to the approval of the Mayor as required:

1. AUTHORIZE EWDD, pursuant to Los Angeles Administrative Code (“Admin. Code”) Section 22.1008(a), to acquire the commercial property located at 10801 & 10823 San Fernando Road, and 13273 & 13277 Van Nuys Boulevard, Los Angeles, CA 91331, Assessor’s Parcel Numbers: 2619-017-001, 2619-017-002, 2619-017-004, 2619-017-024, 2619-017-026, 2619-017-030, and 2619-017-035 as described in Exhibit A (Attachment 1) in support of the Pacoima Lifestyle Center Acquisition Project (Project), in order to carry out its economic development functions and to be the implementing department for activities related to the Project;
2. AUTHORIZE the General Manager of EWDD, or designee, to prepare Controller instructions and/or make technical adjustments to expend funds previously authorized for the Project, including but not limited to those authorized in CF 14-1174-S97, approved on July 8, 2024, that may be required and are consistent with this action, subject to the approval of the CAO, and authorize the Controller to implement these instructions.

SUMMARY

At its regular meeting on May 30, 2024, the CRA/LA Bond Oversight Committee (BOC) approved an Economic and Workforce Development Department (EWDD) report authorizing the appropriation of up to \$4,896,486, plus all earned interest in CRA/LA Excess Non-Housing Bond Proceeds from the Pacoima/Panorama City Project Area (Taxable Series 2003-A, 2006-B, and Tax-Exempt Series 2006-C and 2009-D) for the Pacoima Lifestyle Center Acquisition Project.

On July 8, 2024, Council approved the action of the BOC, which directed EWDD to acquire the commercial property located at 13269 Van Nuys Boulevard with the Excess Bond Proceeds identified to fund the transaction, and authorized the Controller to commit the funds (C.F. 14-1174-S97).

The transaction was made contingent on EWDD returning to City Council to report on the property condition assessments of the property. This report presents the results of those assessments and requests authorization to complete the Transaction.

As stated in the original report, the property is both necessary and convenient in order to allow EWDD to foster economic development in this location. EWDD is the City department that is best positioned to manage commercial lease tenants, to evaluate the viability of the current tenants, and to identify future economic development opportunities for the site. Post-acquisition, EWDD will evaluate the economic development needs of the Pacoima community, and EWDD will work with community members and elected officials to determine how to use the property as currently constructed to foster economic development in this location. The potential for the re-development of a portion or all of the site will also be analyzed. Potential economic development activities to be evaluated may include commercial serving retail, incubation spaces for small businesses, affordable housing, and/or workforce housing. The potential leverage of public and private funds will also be reviewed.

EWDD will report on its work accomplishments to the CAO, and report on fund expenditures on a quarterly and as-needed basis for reports to the BOC, Mayor and CRA/LA.

ADDITIONAL FUNDS

Additional funds for related supporting Project activities, as further discussed below, are expected to be provided from Council District No. 7 discretionary funds directly to vendors, unless Council directs EWDD to administer those funds through future Council action.

PROPERTY CONDITION ASSESSMENTS

The site was assessed for compliance with accessibility standards, the presence of termites and other pests, the presence of lead and asbestos, other potential environmental issues, and the age and condition of the building's structure and systems.

EWDD hired the following firms to perform property condition assessments:

Report	Vendor	Completed
Phase I Environmental Site Assessment (ESA)	CDM Smith	July 2024
Property Condition	Partner Engineering	September 2024
Seismic Risk Assessment	Partner Engineering	September 2024
Certified Access Specialist (CAsp)	Partner Engineering	September 2024
Phase II Subsurface Investigation Report	Partner Engineering	September 2024
Peer Review of CDM Smith Phase I ESA	Tetra Tech	December 2024
Supplemental Site Investigation Report	Tetra Tech	February 2025

Property Condition Report

The Property Condition Report evaluated the buildings' primary systems and components, identified defects or materially deferred maintenance, and prepared an opinion of costs to remedy observed conditions.

The overall condition was determined to be "good to fair". The amount estimated for immediate repairs is \$77,800. There were additional short-term repairs that were recommended, but given that the plan for the property is disposition and partial demolition, those costs are not anticipated to be borne by the City.

Seismic Risk Assessment

The buildings' structural systems meet code. No action is recommended, based on the assessment.

CAsp Report

Six non-compliant areas of concern were identified in the report. Recommendations were made to bring the areas into compliance, including improvements to the exterior accessible route, the route to the parking, the exterior door approach, interior access, and common use restrooms.

The total estimated cost for curing those items was estimated at \$225,900. However, the City will not assume most of those expenses, for the following reasons:

- 1) Several of the commercial spaces are currently unoccupied and will remain unoccupied until the site is redeveloped. CAsp compliance is not required for vacant spaces.
- 2) Changes to tenant fixtures and décor are the responsibility of individual tenants

- 3) Many conditions identified as non-compliant will be addressed during the redevelopment of the site.

The City's estimated costs for items that must be addressed prior to redevelopment is \$21,600. The Management Company will be responsible for completing the work, and will be paid on a reimbursement basis.

Environmental Testing

A Phase I was provided by CDM Smith and a Phase II was provided by Partner Engineering. The Phase I noted the potential presence of one Underground Storage Tank (UST) but no record of removal. The Phase II environmental testing and analysis detected benzene in one of the soil gas samples and tetrachloroethene (PCE) in another from the Phase II, in concentrations that exceeded regulatory screening criteria, indicating a potential vapor intrusion concern.

EWDD recommended that the City hire a second firm to perform a peer review of the first Phase I and to perform a Supplemental Site Investigation, to determine the City's level of risk in purchasing the property. EWDD utilized its Contractual Services fund to pay for the reports.

EWDD hired TetraTech, which is a nationally recognized firm that has previously worked for the City of Los Angeles. They were selected to do this work based on their experience with similar sites and their ability to meet the abbreviated time frame.

The Phase I ESA peer review conducted by Tetra Tech identified three USTs. Based on the available information, these tanks are likely still in place below the existing buildings, as no tank removal records exist.

TetraTech's contractor performed onsite drilling, soil sampling and soil gas probe installation and sample retrieval in December 2024 and January 2025. Locations were selected for their proximity to the presumed locations of the USTs.

Soil Results: There were no detected soil concentrations that were determined to be chemicals of concern. Detected arsenic concentrations were below 12 mg/kg, which is the southern California background concentration upper limit for arsenic. Detections of cobalt and vanadium were below the commercial screening levels and below the average concentration in California soils.

Soil Gas Results: Soil gas samples had concentrations of four VOCs including 1,3-butadiene, chloroform, PCE and vinyl chloride above applicable residential screening criteria. However, only chloroform and PCE are considered chemicals of concern for the Site. Concentrations of these compounds detected in soil gas increasing with depth may be associated with regional groundwater impacts in the San Fernando Valley, specifically Area 3, formerly part of the San Fernando Valley Superfund Site.

Due to access issues, sample locations were limited to the parking lot area and approximately 35 to 100 feet from the USTs. Therefore, soil and soil gas samples collected and tested during this investigation may have not identified potential environmental impacts associated with these tanks.

The estimated Rough Order of Magnitude cost to remove the tanks is approximately \$250,000.

Relocation and Billboard

Though the necessity for relocation of any tenants has not yet been determined, Councilmember Monica Rodriguez (Council District 7) is using discretionary funds to pay a relocation consultant, who will provide formal General Information Notices (GINs) to each tenant, which will be presented in February 2025. The consultant is preparing a Relocation Plan, which will ensure City staff follow all applicable laws and regulations regarding the purchase and management of an existing commercial property. An existing billboard on the property will be managed by Metro's Transportation Communication Network program.

Property Management

The property will be managed by Agora Realty and Management, the existing property management firm. The management fee will be paid by the rents. Any remaining rental income will be used to maintain the property, and address accessibility issues.

FISCAL IMPACT STATEMENT

The additional cost (above the purchase price) to acquire and hold this commercial property until the property is transferred to a private entity for redevelopment is approximately \$350,000. Council District No. 7 intends to use discretionary funds at its disposal to cover these expenses. There is no anticipated impact on the General Fund.



CAROLYN M. HULL
General Manager

CMH:FJ:BLM

Attachment 1: Exhibit A - Legal Description

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:

PART OF BLOCK 252 OF THE MACLAY RANCHO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEAST LINE OF SAID BLOCK 252, 50 FEET AT RIGHT ANGLES FROM CENTER LINE OF NORTH SHERMAN WAY, NOW VAN NUYS BOULEVARD; THENCE NORTHWESTERLY ON SAID NORTHEASTERLY LINE, 168.4 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 124 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 168.4 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 124 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF BLOCK 252 OF THE MACLAY RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY BOUNDARY LINE OF SAID BLOCK, DISTANT NORTHWESTERLY 258.4 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF VAN NUYS BOULEVARD (FORMERLY TAYLOR AVENUE), AS SHOWN ON SAID MAP; THENCE AT RIGHT ANGLES TO SAID BOUNDARY LINE SOUTHWESTERLY 124 FEET TO A POINT; THENCE AT RIGHT ANGLES NORTHWESTERLY 51 FEET TO A POINT; THENCE AT RIGHT ANGLES NORTHEASTERLY 124 FEET TO SAID BOUNDARY LINE; THENCE SOUTHEASTERLY 51 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF BLOCK 252 OF MACLAY RANCHO EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN SAID BLOCK, 208.4 FEET AT RIGHT ANGLES NORTHWESTERLY FROM THE SOUTHEASTERLY BOUNDARY LINE OF SAID BLOCK 252 AND AT A RIGHT ANGLE SOUTHWESTERLY FROM THE

NORTHEASTERLY BOUNDARY LINE OF SAID BLOCK AS SHOWN ON MAP 124 FEET; THENCE AT RIGHT ANGLE NORTHWESTERLY 65 FEET TO A POINT; THENCE AT RIGHT ANGLE SOUTHWESTERLY 50 FEET TO A POINT; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 65 FEET TO A POINT; THENCE AT A RIGHT ANGLE NORTHEASTERLY 50 FEET TO THE POINT OF BEGINNING.

SAID LAND IS KNOWN AS THE SOUTHEASTERLY 65 FEET OF TRACT NO. 28 AS SHOWN ON AND MADE A PART ATTACHED TO THE DEED RECORDED ON JULY 29, 1924, AS INSTRUMENT NO. 1109, IN BOOK 4210, PAGE 12 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4:

THE SOUTHWESTERLY 50 FEET OF THE NORTHEASTERLY 174 FEET OF THE SOUTHEASTERLY, 168.4 FEET OF BLOCK 252 OF MACLAY RANCHO, EX-MISSION DE SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING PARCEL MARKED TRACT NO. 7 ON THE MAP ATTACHED TO DEED RECORDED IN BOOK 4210, PAGE 12 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 5:

THE SOUTHWESTERLY 50 FEET OF THE NORTHEASTERLY 224 FEET OF THE SOUTHEASTERLY 168.4 FEET OF BLOCK 252 OF MACLAY RANCHO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE SOUTHWESTERLY 1.67 FEET OF SAID LAND.

PARCEL 6:

THAT PORTION OF BLOCK 252 OF MACLAY RANCHO EX-MISSION OF SAN FERNANDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 5, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND DISTANT NORTHWESTERLY 258.40 FEET (MEASURED ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 252 AND ITS PROLONGATION) FROM THE CENTER LINE OF VAN NUYS BOULEVARD, 100 FEET WIDE, (FORMERLY TAYLOR AVENUE), AS SHOWN ON SAID MAP, WITH THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO CHARLES NERO AND WIFE, RECORDED ON DECEMBER 12, 1961, AS DOCUMENT NO. 361, IN BOOK D1447, PAGE 468 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 65 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED ON THE DEED TO OTTO GUERRA AND WIFE, RECORDED ON NOVEMBER 5, 1945, AS DOCUMENT NO. 1014, IN BOOK 22464, PAGE 135 OF OFFICIAL RECORDS OF

SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, 50 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED ON THE DEED TO AMOS MUNOZ AND WIFE, RECORDED ON DECEMBER 6, 1949, AS DOCUMENT NO. 581, IN BOOK 31648, PAGE 85 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED NORTHEASTERLY LINE, 65 FEET TO SAID PARALLEL LINE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 50 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS THE SOUTHEASTERLY 65 FEET OF TRACT NO. 27 ON MAP RECORDED IN BOOK 4210, PAGE 12 OF OFFICIAL RECORDS.

PARCEL 7:

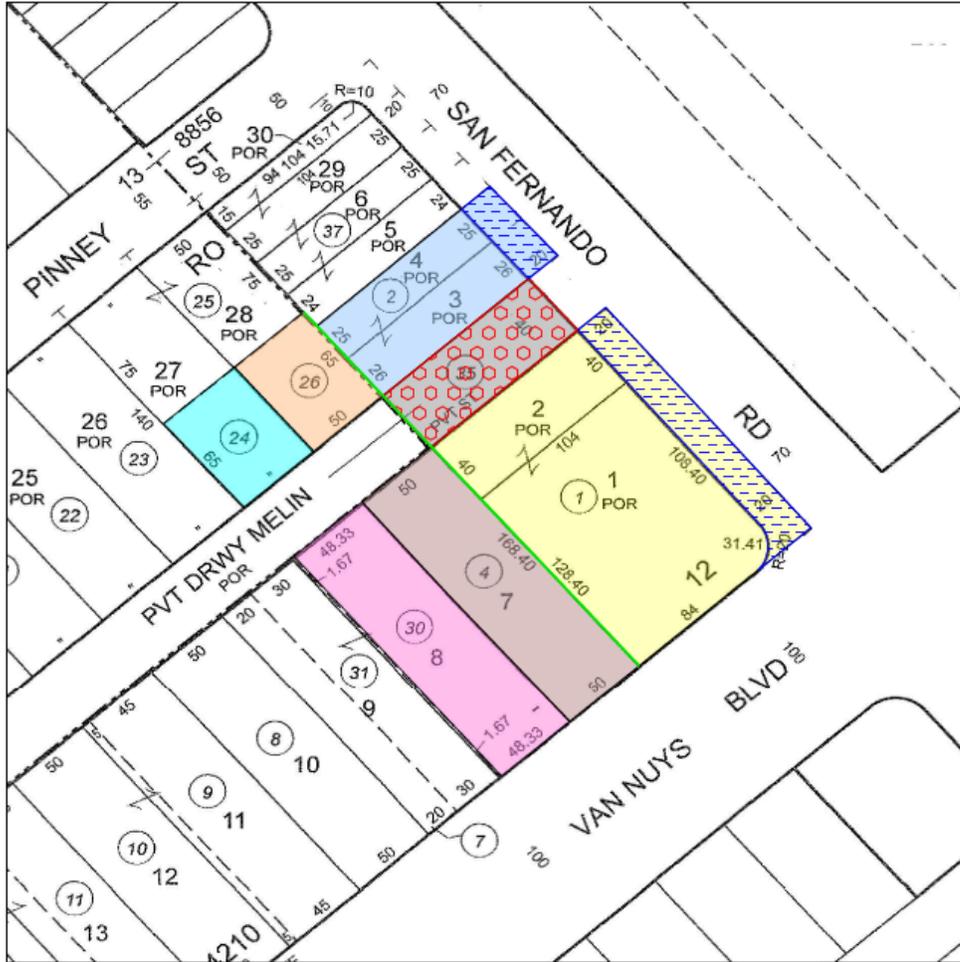
THE SOUTHWESTERLY 104.00 FEET OF THE NORTHEASTERLY 124.00 FEET OF THAT PORTION OF BLOCK 252 OF THE MC CLAY RANCHO EX-MISSION DE SAN FERNANDO, AS PER MAP RECORDED IN BOOK 37, PAGE 5 ET. SEQ., OF MISCELLANEOUS RECORDS, OF SAID COUNTY INCLUDED WITHIN THAT CERTAIN 40.00 FEET WIDE STRIP OF LAND ADJOINING THE NORTHWESTERLY LINE OF PARCEL NO. 1 AS SAID PARCELS ARE SHOWN ON THE MAP ATTACHED TO AND RECORDED AS A PART OF THE DEED RECORDED JULY 29, 1924 IN BOOK 4210, PAGE 12 OF OFFICIAL RECORDS+ OF SAID COUNTY.

APN: 2619-017-001, 2619-017-002, 2619-017-004, 2619-017-024, 2619-017-026, 2619-017-030 AND 2619-017-035

PLOTTED EASEMENTS

Scale 1 inch = 60 Feet
 0 60 120

SHEET 1 OF 2



LEGEND

- Parcel 1 (Fee, Property In Question)
- Parcel 2 (Fee, Property In Question)
- Parcel 3 (Fee, Property In Question)
- Parcel 4 (Fee, Property In Question)
- Parcel 5 (Fee, Property In Question)
- Parcel 6 (Fee, Property In Question)
- Parcel 7 (Fee, Property In Question)

- Item No. 2 - Easement for street purposes
Said Easement is not specifically delineated and is un-locatable
- Item No. 3 - Easement for water pipes
Said Easement is not specifically delineated and is un-locatable
- Item No. 5 - Easement for pipes
Book 654, Page 55, of Deeds
Book 705, Page 66, of Deeds
Said Easement is not specifically delineated and is un-locatable
- Item No. 6 (line eas) - Easement for electric wires
Book 1856, Page 393, of Official Records
Affects said land
- Item No. 7 - Easement for private driveway purposes
07/29/1924, Book 4210, Page 12, of Official Records
Affects as described therein
- Item No. 8 - Easement for public street
Book 4655, Page 184, of Official Records
Affects as described therein
- Item No. 11 - Easement
04/29/1968, Instrument No. 4093, Book M-2845, Page 875, of Official Records
10/23/2009, Instrument No. 2009-1608517, of Official Records
Affects said land
Said Easement is not specifically delineated and is un-locatable

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Commonwealth Land Title Company
 4400 MacArthur Blvd., Suite 500
 Newport Beach, CA 92660
 Phone: (949) 724-3140

Title Order No. 92024268, Preliminary Report Dated as of March 11, 2024
 Reference : 10807 N San Fernando
 Property: 10801 & 10823 San Fernando Road, and 13273 & 13277 Van Nuys Boulevard, Los Angeles, State of California

Drawing Date: April 15, 2024
 Assessor's Parcel No. : 2619-017-001, 002, 004, 024, 026, 030, & 035
 Data :

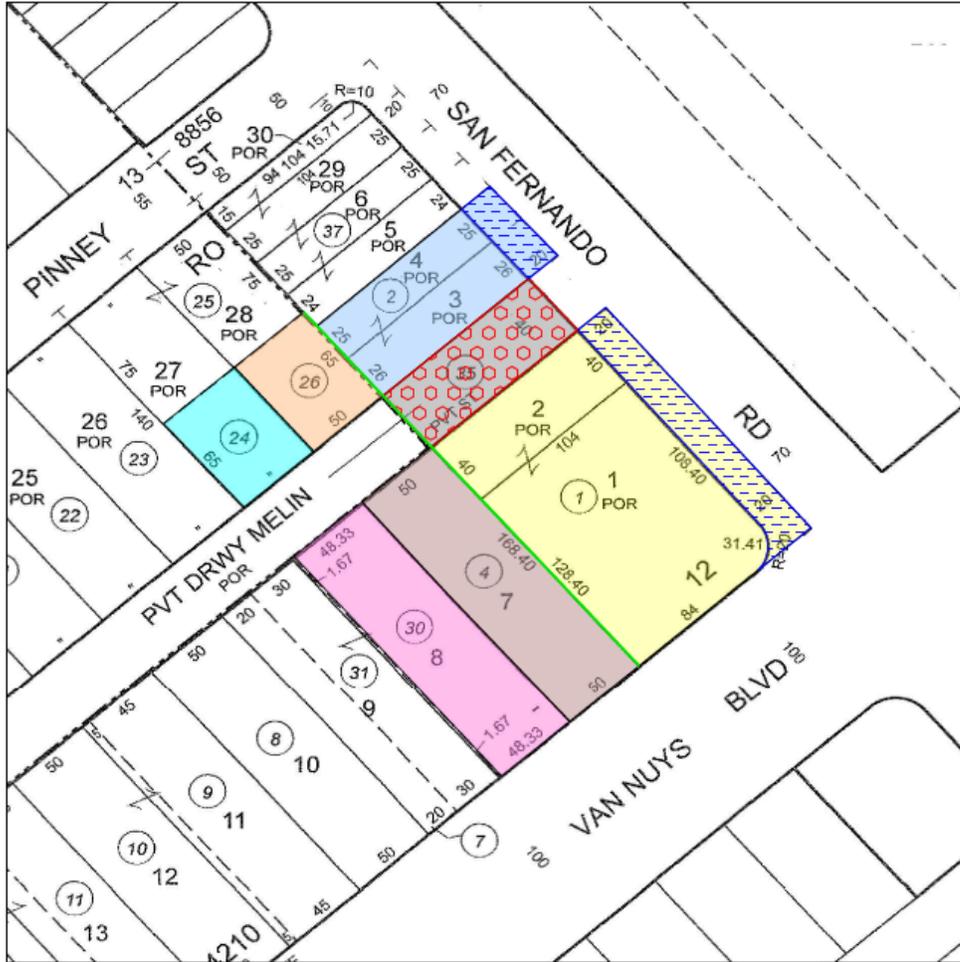
This map is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of this insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing:
 Parcel 1: Part of Block 252 of the Melick Ranch, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 37, Page 5 of Miscellaneous Records, in the Office of the County Recorder of said County.
 Parcel 2: Part of Block 252 of the Melick Ranch & Mission De San Fernando, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 37, Page 5 of Miscellaneous Records, in the Office of the County Recorder of said County.
 Parcel 3: The portion of Block 252 of Melick Ranch & Mission De San Fernando, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 37, Page 5 of Miscellaneous Records, in the Office of the County Recorder of said County.
 Parcel 4: The Southwesterly 50 feet of the Northerly 174 feet of the Southwesterly 188.4 feet of Block 252 of Melick Ranch, & Mission De San Fernando, in the City of Los Angeles, County of Los Angeles, State of California.
 Parcel 5: The Southwesterly 50 feet of the Northerly 204 feet of the Southwesterly 188.4 feet of Block 252 of Melick Ranch, in the City of Los Angeles, County of Los Angeles, State of California.
 Parcel 6: The portion of Block 252 of Melick Ranch & Mission De San Fernando, in the City of Los Angeles, County of Los Angeles, State of California.
 Parcel 7: The Southwesterly 104.00 feet of the Northerly 104.00 feet of that portion of Block 252 of the Melick Ranch & Mission De San Fernando, as per Map Recorded in Book 37, Page 5 of Miscellaneous Records, of said County.

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 of
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 Archive #

Scale 1 inch = 60 Feet
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SHEET 1 OF 2



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