

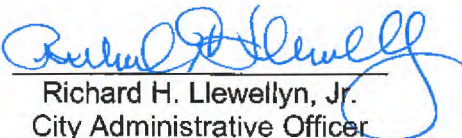
## TRANSMITTAL

0111-31341-0144

TO Council	DATE 10-01-19	COUNCIL FILE NO. 14-1174-S80
FROM CRA/LA Bond Oversight Committee		COUNCIL DISTRICT 7

At its regular meeting on September 26, 2019, the CRA/LA Bond Oversight Committee approved recommendations in the attached Economic and Workforce Development Department (EWDD) report and instructed staff to transmit to Council for consideration. Council approval of the report recommendations would authorize the appropriation of up to \$450,000 in CRA/LA Excess Non-Housing Bond Proceeds from the Pacoima/Panorama City Redevelopment Project Area (Taxable Series 2006-B) for the Bradley Alley Food Kiosk Project.

**Fiscal Impact Statement:** There is no impact on the City's General Fund from the proposed appropriation. The CRA/LA Excess Non-Housing Bonds Proceeds Fund No. 57D is funded solely from transfers totaling approximately \$88.4 million in pre-2011 tax allocation bond proceeds from CRA/LA to the City. (C.F. 14-1174) Said transfers have been deposited with the Office of the Controller.

  
Richard H. Llewellyn, Jr.  
City Administrative Officer  
Chair, CRA/LA Bond Oversight Committee

RHL:YC/JVW:nsh15200063

Attachment – September 26, 2019 EWDD Report – Bradley Alley Food Kiosk Project

## CITY OF LOS ANGELES

CALIFORNIA

JOHN L. REAMER, JR.  
INTERIM GENERAL MANAGER



ERIC GARCETTI  
MAYOR

ECONOMIC AND WORKFORCE  
DEVELOPMENT DEPARTMENT

1200 W. 7TH STREET  
LOS ANGELES, CA 90017

September 26, 2019

Council File:14-1174-S80  
Council District No.: 7  
Contact Person & Extension:  
Daisy Hernandez: (213) 744-9340

CRA/LA Bond Oversight Committee  
c/o Jacqueline Wagner  
Office of the City Administrative Officer  
Room 1500, City Hall East

**BOND OVERSIGHT COMMITTEE TRANSMITTAL: REQUEST REVIEW AND  
RECOMMENDATION THAT COUNCIL AND MAYOR, AS REQUIRED, ALLOCATE  
UP TO \$450,000 IN CRA/LA EXCESS NON-HOUSING BOND PROCEEDS FROM  
THE PACOIMA/PANORAMA CITY REDEVELOPMENT PROJECT AREA (TAXABLE  
SERIES 2006-B) FOR THE BRADLEY ALLEY FOOD KIOSK PROJECT**

The Interim General Manager of the Economic and Workforce Development Department (EWDD) requests your review, approval and processing of the recommendations in this transmittal to the Mayor and City Council for their review and consideration.

**RECOMMENDATIONS**

The Interim General Manager of EWDD, or designee, requests that the Bond Oversight Committee (BOC) recommend that the City Council, subject to the approval of the Mayor as required:

1. DETERMINE that the Bradley Alley Food Kiosk Project (Project), consisting of installation of a food service kiosk, is categorically exempt from provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Article 19, Section 15301(C). The Project is also exempt under the City CEQA Guidelines Article III, Section 1, Class 1, Categories 2 and 3;
2. APPROVE up to \$450,000 in taxable CRA/LA Excess Non-Housing Bond Proceeds (EBP) available to Council District (CD) 7 from the Pacoima/Panorama City Redevelopment Project Area (Project Area) to be utilized for the Project;
3. AUTHORIZE the Department of Public Works, Bureau of Sanitation (LASAN) to be the implementing department for activities related to the Project;

4. AUTHORIZE LASAN to negotiate and execute contracting documents as required with Project contractor(s) (Contractor) to implement Project subject to the Board of Public Works (BPW) approval to perform the scope of work related to the Project;
5. DIRECT LASAN to transmit copies of all executed contract(s) under Project to EWDD;
6. DIRECT LASAN to file a CEQA Notice of Exemption (NOE) with the City Clerk and Los Angeles County Clerk upon Council adoption of Project;
7. DIRECT LASAN to expend the CRA/LA EBP allocation no later than September 30, 2024;
8. DIRECT LASAN to report on its work accomplishments to the Office of the City Administrative Officer (CAO), and fund expenditures to EWDD, on a quarterly and as-needed basis;
9. AUTHORIZE the Controller, subject to the availability of funds and duly executed and encumbered contract(s), to expend up to \$450,000 from the EBP Fund No. 57D, Account 22L9MT Pacoima/Panorama City Taxable Series 2006-B for activities related to Project upon presentation of proper documentation by LASAN, and satisfactory review and approval of EWDD in accordance with the terms and conditions of the Bond Expenditure Agreement (BEA); and
10. AUTHORIZE the Interim General Manager of EWDD, or designee, to prepare Controller instructions and/or make technical adjustments 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

Transmitted herewith for your review, approval, and further processing are recommendations pursuant to a CD 7 Motion (Rodriguez-Bonin) (Attachment 1) which was adopted by Council on July 2, 2019 (C.F. 14-1174-S80).

The original Motion requested that up to \$2,000,000 in tax-exempt EBP in Project Area within CD 7 be allocated to EWDD to Implement Project. Request has since been amended to only \$450,000 in taxable EBP, and for LASAN to be the implementing department. ConnectEdLA investments in capital projects associated with Los Angeles Community College Districts (LACCD) programs for business incubation and business services were identified as a potential project in Project Area's Bond Spending Plan (BSP) that was adopted by Council on June 24, 2015 (C.F. 14-1174). The City will partner with ConnectEdLA to effectuate Project. Sufficient funds for this purpose are available from CD 7's portion of EBP in Project Area.

The original EBP in Project Area available to CD 7 was \$10,215,250. After the 16% (\$213,876) taxable administrative allocation, there was \$10,001,374 remaining and available to CD 7. This transmittal's proposed \$450,000 in taxable EBP allocation, along

with six (6) pending and BOC/Council approved motions, will completely exhaust CD 7's EBP in Project Area.

### **EWDD ANALYSIS**

On February 13, 2019, Council approved various actions related to the acquisition of commercial property located at 13460 Van Nuys Boulevard (Property) for the purpose of expanding government services and establishing a culinary arts program in the community (C.F. 14-1174-S63). The actions proposed in this transmittal aim to further those goals by adding a new food kiosk that will serve as a point-of-sale for the culinary arts program at the Bradley Avenue Plaza in Pacoima. The kiosk will consist of a hand washing sink, lighting and sewer connection.

The BOC team met with CD 7 and LASAN regarding Project. Upon City Council adoption of Project, LASAN will amend its existing design and construction contract with Contractor to include design, purchase and installation of the kiosk in accordance with permitting requirements.

The proposed scope of work includes:

1. Purchase, selection and installation of kiosk including the coordination with landscape drawings within the plaza;
2. Provision of a water connection to the kiosk from a point of connection with the existing LADWP water main on Van Nuys Boulevard;
3. Provision of a sanitary sewer connection from the kiosk to the existing sewer in the rear alley;
4. Provision of an underground electrical conduit from the service panel located near Pala Avenue to the proposed receptacle near the kiosk; and
5. Construction of a foundation for permanent anchoring of the kiosk.

The total cost estimate for Project is \$446,566 which will be 100% funded with taxable EBP. The estimated budget breakdown is as follows:

#### **Estimated Taxable EBP Costs**

Project Management	\$ 46,874
Design	\$ 28,125
Labor Compliance	\$ 2,109
Permitting and Inspection	\$ 12,000
Construction Management	\$ 28,125
Inspection (Bureau of Contract Administration)	\$ 2,500
Construction	\$237,520
Contingency	\$ 89,313
<b>Total Taxable EBP Cost Estimates</b>	<b>\$446,566</b>

Upon Council adoption and City compliance with CEQA, Contractor will commence assignment in January 2020 with completion anticipated in March 2020.

Contract amendment must be executed and encumbered with EBP allocation fully expended no later than September 30, 2024. Deliverables and/or activity reports showing percentages of completion must accompany LASAN's original signed off invoices to be submitted to EWDD. Disbursements will be authorized pursuant to receipt and satisfactory review by EWDD to ensure compliance with bond covenants and BEA, and that the approved spending categories and amounts adhere to those outlined in this transmittal.

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

### **BENEFITS TO THE AFFECTED TAXING ENTITIES**

The expenditures set forth in this report will provide community benefits in Project Area which will benefit the affected taxing entities by expanding the educational and business development opportunities along the Van Nuys Boulevard corridor and surrounding areas. Property was acquired to create a community space for culinary arts education and training, restaurant/food service business incubation, and related business development services (C.F. 14-1174-S63). Technical assistance and business incubation programs domiciled at Property will utilize the kiosk as a point-of-sale for program participants to premiere their culinary creations, test their business operation, and develop best practices to ensure their business' success. In this way, the kiosk will further the capacity of the incubation program to provide budding restaurateurs with the experience and resources they need to materialize concepts into reality. Acquisition and installation of the point-of-sale kiosk will make a positive economic impact by empowering Valley entrepreneurs to springboard their careers and businesses in their own communities.

### **ENVIRONMENTAL REVIEW**

The City of Los Angeles Housing and Community Investment Department and LASAN provided the environmental analysis below and NOE attached respectively:

The Project, consisting of installation of a food service kiosk anchored securely to a concrete platform including a hand washing sink, electrical supply, water and sewer connection, is categorically exempt pursuant to State CEQA Guidelines Article 19, Section 15301(C). The Project is also exempt under the City CEQA Guidelines Article III, Section 1, Class 1, Categories 2 and 3.


A CEQA NOE (Attachment 2) will be filed with the City Clerk and Los Angeles County Clerk upon Council adoption of Project.

### **CAO COVENANT REVIEW**

The CAO has completed its review of the original bond documents, covenants and BSP, and has found that the proposed use of EBP, as presented, is consistent with those documents.

## FISCAL IMPACT STATEMENT

There is no impact on the City's General Fund from the proposed allocation of CRA/LA EBP. The CRA/LA EBP Fund No. 57D is funded solely from transfers of approximately \$88.4 million in pre-2011 tax allocation bond proceeds from CRA/LA to the City (C.F. 14-1174, 14-1174-S36 and 14-1174-S78). Said Transfers have been deposited with the Office of the Controller.



JOHN L. REAMER, JR.  
Interim General Manager

JLR:SH:DH:MMS:JL:AY

ATTACHMENT:   1. Motion (Rodriguez-Bonin) C. F. 11-1174-S80  
                  2. CEQA NOE (To be filed by LASAN)

## MOTION

ECONOMIC DEVELOPMENT


Motion (Rodriguez-Ryu), adopted by Council on February 13, 2019, allocated tax-exempt CRA/LA Excess Bond Proceeds available to Council District 7 from the Pacoima/ Panorama City Redevelopment Project Area to acquire commercial property located at 13460 Van Nuys Boulevard for the purpose of expanding government services and establishing a culinary arts program in the community (C.F. 14-1174-S63). The Motion notes that there is the potential for a partnership with Mission College and their culinary program to provide education and training services in the Pacoima community. An associated food kiosk would further the goals of the culinary arts program by providing a space and opportunity for local entrepreneurs in the culinary industry to offer their services commercially.

Funds are available to Council District 7 through tax-exempt CRA/LA Excess Bond Proceeds from the Pacoima/ Panorama City Redevelopment Project Area that can help fund the Bradley Alley Food Kiosk Project. In accordance with policies adopted by Council (C.F. 14-1174) related to the CRA/LA Bond Expenditure Agreement and Bond Spending Plan, any proposal to expend CRA/LA Excess Bond Proceeds shall be initiated by Council Motion. Proposals will be reviewed by the CRA/LA Bond Oversight Committee, Economic Development Committee, and any other applicable committee with final recommendations presented to the Council and Mayor for final consideration and approval. The use of tax-exempt CRA/LA Excess Bond Proceeds towards a ConnectEdLA project in the Pacoima/ Panorama City Redevelopment Project Area is identified as eligible expenses in the Bond Expenditure Agreement and Bond Spending Plan.

I THEREFORE MOVE that the Economic and Workforce Development Department, with the assistance of the City Administrative Officer, Chief Legislative Analyst, Economic and Workforce Development Department and any other applicable City department, provide a report with recommendations to the CRA/LA Bond Oversight Committee to allocate \$2,000,000 in tax-exempt CRA/LA Excess Bond Proceeds available to Council District 7 for a ConnectEdLA project as identified in the Bond Expenditure Agreement and Bond Spending Plan for the Pacoima/ Panorama City Redevelopment Project Area.

I FURTHER MOVE that \$2,000,000 in tax-exempt CRA/LA Excess Bond Proceeds available to Council District 7 from the Pacoima/ Panorama City Redevelopment Project Area be utilized by the Economic and Workforce Development Department to fund the Bradley Alley Food Kiosk Project upon City Council approval of the forthcoming Economic and Workforce Development Department report.

PRESENTED BY

  
MONICA RODRIGUEZ  
Councilwoman, 7th District

SECONDED BY





COUNTY CLERK'S USE	CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 360, CITY HALL LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT <b>NOTICE OF EXEMPTION</b> (Articles II and III, City CEQA Guidelines, 14 CCR § 15062)	CITY CLERK'S USE
FORM RP 1-1-91		
Submission of this form is optional. This form shall be filed with the County Clerk, 12400 East Imperial Highway, Norwalk, California 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitation on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitation being extended to 180 days.		
<b>LEAD CITY AGENCY AND ADDRESS:</b> City of Los Angeles Sanitation and Environment Watershed Protection Division 1149 S. Broadway, 10 <sup>th</sup> Floor, Los Angeles, CA 90015		<b>COUNCIL DISTRICT:</b> 7
<b>PROJECT TITLE:</b> Bradley Plaza Food Service Kiosk		<b>LOG REFERENCE:</b> 34°16'08.0"N 118°25'05.4"W
<b>PROJECT LOCATION:</b> Intersection of Bradley Ave and Van Nuys Blvd., in the Pacoima neighborhood of Los Angeles		
<b>DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:</b> Los Angeles Sanitation (LASAN) is in process of implementing a storm water capture green alley project in the Pacoima area along Bradley Alley south of its intersection with Van Nuys Boulevard. The project will improve water quality by capturing and infiltrating the runoff before it reaches the tributaries of the Los Angeles River; help to alleviate alley flooding; and promote sustainability and neighborhood connectivity. As part of the alley project, an outdoor food service kiosk will be installed which would be used as a point-of-sale only. The kiosk will not include a kitchen, cooking range or stove, as the food is to be prepared in an offsite location. The kiosk will be anchored securely to a concrete platform and will include hand washing sink, electrical supply and water and sewer connections. The kiosk will serve as a critical piloting ground for participants of the nearby Culinary Arts Incubator to test their business operation and develop best practices to ensure their business success. The implementation of the kiosk will be managed by LASAN, and will make a positive economic impact to the neighborhood by empowering area entrepreneurs to springboard their careers and establish their businesses. Once completed, the kiosk will be maintained by the City's General Services Division.		
<b>CONTACT PERSON:</b> Wing Tam, Acting Division Manager		<b>TELEPHONE NUMBER:</b> (213) 485-3985
<b>EXEMPT STATUS: (Check One)</b> <input type="checkbox"/> MINISTERIAL PROJECT <input type="checkbox"/> DECLARED EMERGENCY <input type="checkbox"/> EMERGENCY PROJECT <input type="checkbox"/> GENERAL EXEMPTION <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	<b>CITY CEQA GUIDELINES</b> Art. II, Sec. 2b Art. II, Sec. 2a(1) Art. II, Sec. 2a(2)(3) Art. II, Sec. 1 Art. III, Sec. 1, Class 1 (2)(3)	<b>STATE CEQA GUIDELINES</b> Sec. 15268 Sec. 15269(a) Sec. 15269(b)(c) Sec. 15061 (b)(3) Sec. 15301 (c)_____
<input type="checkbox"/> OTHER (See Public Resources Code Sect. 21080(b) and set forth in state & city guidelines provisions)		
<b>JUSTIFICATION FOR PROJECT EXEMPTION:</b> This project falls under 14 CCR § 15301(c) Class 1 exemption under State CEQA Guidelines, as well as Class 1, Categories 2 and 3 exemptions of the <i>City of LA CEQA Guidelines</i> . The project will provide a point-of-sale kiosk for food service as part of the minor alteration of an existing alley into a 'green alley' that will provide environmental and community benefits. The activity will not involve the removal of scenic resources, to include but not limited to stand of trees, rock outcropping, or a historic building. None of the limitations to the exemptions set forth in State CEQA Guidelines § 15300.2 apply (see attached narrative).		
<b>IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING</b>		
<b>SIGNATURE:</b> Gordon Haines		<b>TITLE:</b> Environmental Specialist III
		<b>DATE:</b> 8/16/2019
<b>FEE \$75.00</b>	<b>RECEIPT NO.</b>	<b>REC'D. BY:</b>
		<b>DATE:</b>



## Bradley Plaza Food Service Kiosk Project

## CATEGORICAL EXEMPTION NARRATIVE

## I. HISTORY

The City of Los Angeles Sanitation and Environment (LASAN), Watershed Protection Division (BOS/WRPD) in partnership with the non-profit organizations The Trust for Public Land (TPL) and Pacoima Beautiful, will be responsible for implementing the Bradley Plaza Food Service Kiosk Project, including design development, construction and installation administration, community outreach and education. The City's General Services Department will provide long-term maintenance and a local non-profit, Northeast Graffiti Busters, will assist with regular debris and bulky item removal, graffiti removal, and weed abatement. The kiosk project will be integrated into the Bradley Green Alley project in the Pacoima area of the City of Los Angeles along Bradley Alley, south of its intersection with Van Nuys Boulevard. As part of the modifications to the existing alley, an outdoor food service kiosk will be installed which would be used as a point-of-sale only. The kiosk will be anchored securely to a concrete platform and will include hand washing sink, electrical supply and water and sewer connections.

## II. ENVIRONMENTAL REVIEW

The project is determined to be categorically exempt under State California Environmental Quality Act (CEQA) CEQA Guidelines (14 CCR § 15301(c)) as well as under City of Los Angeles CEQA Guidelines (Article III, Sec. 1, Class 1, Categories 2 and 3). California Code of Regulations 14 § 15301(c) allows for an exemption for minor alterations of *Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities*. City CEQA Guidelines Article III, Sec. 1, Class 1, Category 2 allows for the *Operation, repair, maintenance or minor alteration of existing facilities of both investor and publicly owned utilities, electrical power, natural gas, sewage, water, and telephone, and mechanical systems serving existing facilities, including alterations to accommodate a specific use*. Category 3 allows for the *Operation, repair, maintenance or minor alteration of existing highways and streets, sidewalks, gutters...except where the activity will involve removal of a scenic resource including but not limited to a stand of trees, a rock outcropping or an historic building*.

State CEQA Guidelines (CCR 14 CCR § 15300.2) limit the use of categorical exemptions in the following circumstances:

*a. Location. Exemption Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may be significant in a particularly sensitive environment. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

This project is exempt under State CEQA Guidelines Class 1 (Existing Facilities). Therefore, this exception has no application here.

Bradley Plaza Food Service Kiosk Project

*b. Cumulative Impact. This exception applies when, although a particular project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant.*

There are no other known projects that could involve cumulatively significant impacts. Therefore, this exception has no application here.

*c. Significant Effect. This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

There are no unusual circumstances known to this office. Project is located in a built-out medium density-zoned residential area with existing infrastructure. During construction, standard methods of the City's Department of Public Works will be employed and every effort will be made to minimize impacts to the environment. Construction activities will be short-term, occurring over a few weeks. Noise and traffic impacts will be less than significant. Therefore, this exception has no application here.

*d. Scenic Highway. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The proposed project is not within sight of any state designated scenic highway or similar resource. Therefore, this exception has no application here. If the project requires the removal of any street trees, replacements shall be in accordance with the City's Board of Public Works policy of 2-to-1 replacement.

*e. Hazardous Waste Site. This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5.*

As of September 16, 2019, the State Department of Toxic Substances Control (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board Geotracker website ([geotracker.waterboards.ca.gov](http://geotracker.waterboards.ca.gov)) have not listed any sites within the project area. Therefore, this exception has no application here.

*f. Historical Resources. This exception applies when a project may cause a substantial adverse change in the significance of a historical resource.*

No historical resource is involved in the proposed project so this exception has no application here. The project will be implemented in an area previously disturbed by grading, installation of asphalt and concrete infrastructure and public utilities. Having reviewed the California Register of Historical Resources (California Register) and the City's NavigateLA geodatabase, the City has determined that no historical resource is involved in the proposed project.

Bradley Plaza Food Service Kiosk Project

Proposed Site Location

