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March 19, 2025

Councilmember Katy Yaroslavsky, Chair
Budget and Finance Committee
Attn: Mandy Morales

RE: COUNCIL FILE TRANSMITTAL

On March 19, 2025, the Housing and Homelessness Committee considered a Municipal Facilities Committee report relative to a 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 13, Council file No. 23-1022-S12. After consideration, the Committee moved to approve the following recommendations:

1. FIND the funding allocation, construction, lease, and operation of a THV/low barrier navigation center located at 5301 Sierra Vista Avenue in Council District 13 is 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, Department of General Services, or designee, to negotiate and execute an agreement with GMA - Sierra Vista, LLC and Sierra Vista-Y, LLC 90029 for the operations of a THV located at 5301 Sierra Vista Avenue in Council District 13 under the terms and conditions substantially outlined in the Department of General Services (GSD) report dated February 27, 2025, attached to the Municipal Facilities Committee (MFC) report dated March 5, 2025, attached to Council file No. 23-11022-S12. The site will accommodate 51 beds and count towards the City's Alliance Settlement Agreement. The lease term is for 36 months from the Lease Commencement Date with two, one-year options to extend. The rent shall follow the schedule under the terms and conditions substantially outlined in the GSD report dated February 27, 2025, attached to the MFC report dated March 5, 2025, attached to the Council file.

3. INSTRUCT the GSD that the THV lease is contingent on the full execution of the Bureau of Engineering contract with the nonprofit, Dignity Moves, to develop, construct, and build the site.

This file is now transmitted to the Budget and Finance Committee.

Luigi Verano
Legislative Assistant
Housing and Homelessness Committee
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| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| RAMAN: | YES |
| JURADO: | YES |
| PRICE: | ABSENT |
| BLUMENFIELD: | YES |
| NAZARIAN: | ABSENT |

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