

MOTION

On November 5, 2019, the City Council approved various actions related to the Culinary Arts Improvement Project (Project) located at 13460 Van Nuys Boulevard in Pacoima (Property) (C.F. 14-1174-S63). The City acquired the Property in March 2019 for the purpose of establishing a future culinary arts program and business incubator. The Project involves the use of approximately \$4.7 million of CRA/LA Excess Non-Housing Bond Proceeds (EBP) available to Council District 7 from the Pacoima/Panorama City Redevelopment Project Area toward building improvements needed to bring the Property up to standard for the proposed commercial use.

Subsequent to Council action, the Property was severely vandalized, including the theft of copper wiring and plumbing, creating substandard conditions. Furthermore, the economic impact of the COVID-19 pandemic has increased the cost of construction, which has negatively impacted the feasibility of the overall Project.

Although the plan to pursue the culinary arts program and business incubator project remains a priority, there is interest in expanding the scope of the project to possibly include residential uses. The EBP funds available could be used toward predevelopment costs related to a mixed-use project including the cost of a market study, an economic and environmental analysis, demolition of existing structures, site preparation, and/or the acquisition of neighboring property.

A mixed-use development inclusive of residential uses is currently not identified as an eligible project in the CRA/LA Bond Expenditure Agreement and Bond Spending Plan (Contract No. C-125212). Therefore, Council action is needed to pursue an amendment to the Bond Expenditure Agreement and Bond Spending Plan to allow use of EBP funds toward a mixed-use development and to amend the Project from solely a commercial use to a mixed-use development inclusive of residential uses.

I THEREFORE MOVE that the City Council REQUEST the Mayor to pursue an amendment to the Bond Expenditure Agreement between the City of Los Angeles and CRA/LA, A Designated Local Authority (CRA/LA) (Contract No. C-125212), to include the "Culinary Arts Mixed-Use Project" in the Bond Spending Plan for the Pacoima/Panorama City Redevelopment Project Area; and

I FURTHER MOVE that Council INSTRUCT the Economic and Workforce Development Department, with the assistance of the City Administrative Officer, Chief Legislative Analyst, General Services Department, Board of Public Works – Bureau of Engineering, and any other applicable City department, to provide a report with recommendations to the CRA/LA Bond Oversight Committee to reallocate all remaining taxable and tax-exempt CRA/LA Excess Non-Housing Bond Proceeds, including any earned interest, from the Pacoima/Panorama City Redevelopment Project Area from the "Culinary Arts Improvement Project" (C.F. 14-1174-S63) to the "Culinary Arts Mixed-Use Project" with all future Council approvals to be contingent upon CRA/LA's approval of the "Culinary Arts Mixed-Use Project" in the Bond Expenditure Agreement and Bond Spending Plan for the Pacoima/Panorama City Redevelopment Project Area.

PRESENTED BY

MONICA RODRIGUEZ

Councilwoman, 7th District

SECONDED BY