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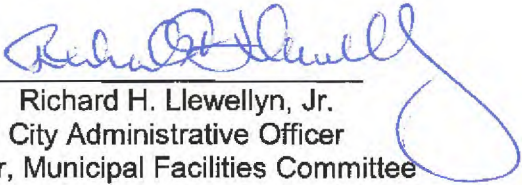
TRANSMITTAL

TO City Council	DATE 12-23-19	COUNCIL FILE NO. 12-1549-S14
FROM Municipal Facilities Committee		COUNCIL DISTRICT 15

At its special meeting on December 19, 2019, the Municipal Facilities Committee considered the attached report from the Office of the City Administrative Officer, concurred with the recommendations, and instructed staff to transmit to Council for approval. Council approval of the report recommendations would authorize the Economic and Workforce Development Department (EWDD) to prepare and release a Request for Proposal (RFP) for the City-owned property at 500 S. Mesa Street in Los Angeles CA, 90731 to solicit economic development opportunities at the site.

Fiscal Impact

Approval of the recommendations in this report are not anticipated to have an immediate impact on the General Fund. Any additional impact stemming from the future economic development of the site is unknown at this time.


 Richard H. Llewellyn, Jr.
 City Administrative Officer
 Chair, Municipal Facilities Committee

RHL:YC:JVW:nsh:
Attachment

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: December 17, 2019

CAO File No. 0220-05626-0004

Council File No. 12-1549-S14

Council District: 15

To: Municipal Facilities Committee

From: Richard H. Llewellyn, Jr., City Administrative Officer

Reference: C.F. 12-1549-S14

Subject: **REQUEST TO DESIGNATE THE CITY-OWNED PROPERTY AT 500 SOUTH MESA STREET, LOS ANGELES, 90731 AS A SITE FOR POTENTIAL ECONOMIC DEVELOPMENT AND DIRECT THE ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT (EWDD) TO PREPARE AND RELEASE A REQUEST FOR PROPOSAL TO SOLICIT PRIVATE DEVELOPMENT**

RECOMMENDATIONS

It is recommended that the Municipal Facilities Committee:

1. Determine that the Property at 500 South Mesa be designated for disposition and development in order to maximize the Property's economic development potential;
2. Instruct the Economic and Workforce Development Department (EWDD), with the assistance of other City department departments, to prepare and release a Request for Proposal (RFP) to solicit private development options and/or public-private partnerships with the City to create economic development opportunities at the site, and report to Council with a recommended proposal;
3. Authorize the Office of the City Administrative Officer (CAO) to make technical adjustments that may be required and are consistent with this action.

BACKGROUND

On June 6th, 2019, a motion was adopted by the City Council that directed the City to evaluate the property at 500 S. Mesa in downtown San Pedro for economic development purposes.

Since the introduction of the motion, City staff from various departments have met as a working group to determine the best options for the property. The site was evaluated within the framework of the City's Asset Management Framework (CF# 12-1549-S3), which involved

representatives from EWDD, the CAO, the Chief Legislative Analyst (CLA), the Department of Transportation (DOT), and the Housing and Community Investment Department (HCID).

After reviewing the property in the context of initial analysis by the Department of City Planning (LADCP) and the Department of General Services (GSD), it was determined that the site is suitable for economic development purposes and that the EWDD should release a solicitation document to solicit economic development proposals for the site.

The property site (APN #7455-013-902, #7455-013-902, #7455013-904) is currently being used as LADOT Lot #735 and being managed by the Los Angeles Department of Transportation. The existing parking lot contains 50 spaces and is improved with community amenities on the 6th Street side, including benches, lighting, and decorative paving. The parking lot is not part of a vehicle parking district, nor were any waivers granted in its formation. It is not one of the LADOT lots identified as available for housing in 2018. All proposals for development of the site are expected to include 50 on-site public parking spaces as part of any new project.

The property is zoned for commercial purposes (C2-2D-CPIO) in the recently updated San Pedro Community Plan. It is located within a Federal Opportunity Zone.

The City is currently reviewing the conditions and requirements pertaining to surplus land sales as required by state law AB 1486, which may influence the disposition of this property.

FISCAL IMPACT STATEMENT

Approval of the recommendations in this report are not anticipated to have an immediate impact on the General Fund. Any additional impact stemming from the future economic development of the site is unknown at this time.

Attachment A – Motion

By: 
Nathan S. Holmes, Principal Project Coordinator

RHL:YC:JVW:nsh

Doc ID: 15200120

ECONOMIC DEVELOPMENT

MOTION

The City's Asset Management Framework is intended to help advance the City's economic development and housing efforts by establishing a uniform procedure to evaluate and designate City-owned properties for economic development, housing opportunities, or other City purposes, as well as to identify higher and better uses for such properties in order to maximize the value of City assets to address priority concerns such as job creation, community development, and housing affordability (CF# 12-1549-S3).

In furthering the above efforts, there is a City-owned property located at 500 S. Mesa Street that may be suitable for economic development purposes. Further, this parcel is located within a Federal Opportunity Zone.

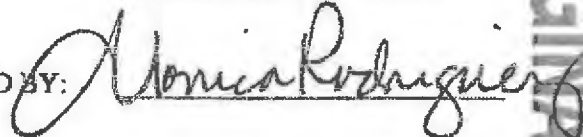
I THEREFORE MOVE that the City Council instruct the City Administrative Officer, with the assistance of the Chief Legislative Analyst, Economic Workforce Development Department, General Services Department, and any other affected stakeholders, to initiate a review of the City-owned property at 500 S. Mesa Street to determine its suitability for economic development purposes, with additional consideration of development opportunities within the Federal Opportunity Zone designation, and provide a report within 45 days.

PRESENTED BY:



JOE BUSCAINO
Councilmember, 15th District

SECONDED BY:



ORIGINAL

JUN 05 2019

