

MOTION

On August 26, 2014, Council authorized the Department of General Services to negotiate and execute a lease agreement with the Armenian Cultural Foundation (ACF), a registered 501 (c)(3), for use of Old Fire Station No. 83 located at 5001 North Balboa Boulevard in Encino (C.F. 13-0476). The City Administrative Officer report that was approved as part of this Council action included a Term Sheet that provided an overview of the lease terms. The Term Sheet also had "Performance Milestones" that ACF would need to meet upon execution of the lease.

Subsequent to this approval, it was determined that a General Plan Amendment and Zone Change are required in order for ACF to operate a community center at Old Fire Station 83. The parcel is currently zoned Public Facilities (PF), which disallows community center uses. Due to the need for a General Plan Amendment and Zone Change, the Performance Milestones need to be amended to indicate that the Milestones must be met upon approval of the General Plan Amendment and Zone Change, not upon execution of the lease as previously contemplated.

ACF will provide a full spectrum of programming, including tutoring, senior and social services, community meetings, and recreational services to residents in the San Fernando Valley. Old Fire Station 83 has been vacant for many years, and has become a public safety hazard. ACF's re-purpose of this building will not only provide services to the surrounding community, but will also alleviate some of the public safety concerns related to this vacant building.

I THEREFORE MOVE that the City Council instruct the City Administrative Officer, with assistance from the Department of General Services and in consultation with the City Attorney, to amend the previously approved Term Sheet and Performance Milestones related to the execution of the lease of Old Fire Station 83 located at 5001 N. Balboa Boulevard Encino, CA 91316 to the Armenian Cultural Foundation to indicate that the milestones must be met upon approval of the General Plan Amendment and Zone Change.

I FURTHER MOVE that the City Administrative Officer, in consultation with the City Attorney, be authorized to make any technical corrections or clarifications to the above instructions as necessary in order to effectuate the intent of this Motion.

PRESENTED BY:



PAUL KORETZ  
Councilmember, 5<sup>th</sup> District

SECONDED BY:



cab



SEP 11 2015

ORIGINAL