

0220-05626-0005

**TRANSMITTAL**

TO  
City Council

DATE  
12-23-19

COUNCIL FILE NO.  
12-1549-S15

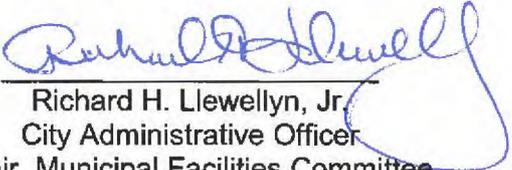
FROM  
Municipal Facilities Committee

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 1845 E. 103rd Street in Los Angeles, 90002 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:JWW:nsh:  
Attachment

REPORT FROM

**OFFICE OF THE CITY ADMINISTRATIVE OFFICER**

---

Date: December 17, 2019

CAO File No. 0220-05626-0003

Council File No. 12-1549-S15

Council District: 15

To: Municipal Facilities Committee

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



Reference: C.F. 12-1549-S15

Subject: **REQUEST TO DESIGNATE THE CITY-OWNED PROPERTY AT 1845 East 103<sup>rd</sup> STREET, LOS ANGELES, 90002 AS A SITE FOR POTENTIAL ECONOMIC DEVELOPMENT AND DIRECT THE ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT (EWDD) TO PREPARE A REQUEST FOR PROPOSAL TO SOLICIT PRIVATE DEVELOPMENT**

---

**RECOMMENDATIONS**

It is recommended that the Municipal Facilities Committee:

1. Determine that the Property at 1845 East 103<sup>rd</sup> Street 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 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 to 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 6<sup>th</sup>, 2019, a motion was adopted by the City Council that directed the City to evaluate the property at 1845 East 103<sup>rd</sup> Street in the Watts community in South LA 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), 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 that would maximize the benefit to the community.

The property site (APN #6048-028-934 and #6048-028-935) is known as the Westminster Neighborhood Center or the Robert Pitts Center. It consists of a two-story building and an adjacent parking lot. The building has several tenants, including a charter high school, and a coffee house. Any potential redevelopment proposal will be expected to follow all required relocation regulations for the existing tenants.

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

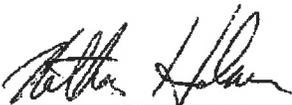
In 2006, the building received CDBG funding, and should a proposed development seek to avoid owing reimbursement funds, the new proposal would need to meet the National Objective regarding benefits to low-income persons. Per regulation, a new development may retain or dispose of the property for a changed use if the recipient's CDBG program is reimbursed in the amount of the current fair market value of the property, less any portion of the value attributable to expenditures of non-CDBG funds for the acquisition of, and improvements to, the property.

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: 15200121

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).

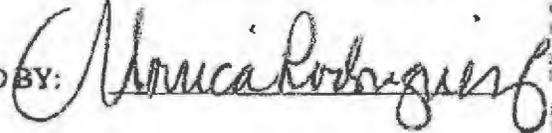
In furthering the above efforts, there is a City-owned property located at 1845 E. 103rd St that may be suitable for economic development purposes. Further, this parcel is located within a Federal Opportunity Zone.

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 1845 E. 103rd St 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, 15<sup>th</sup> District

SECONDED BY:



ORIGINAL

JUN 05 2019

