



Board of Supervisors

Community Services Cluster Agenda Review Meeting

DATE: March 19, 2025

TIME: 11:30 a.m. – 12:30 p.m.

MEETING CHAIR: Anders Corey, 5th Supervisorial District

CEO MEETING FACILITATOR: Anna Hom-Wong

THIS MEETING IS HELD UNDER THE GUIDELINES OF BOARD POLICY 3.055

This meeting is **HYBRID**.

To participate in the meeting in-person, the meeting location is:
Kenneth Hahn Hall Of Administration
500 West Temple Street
Los Angeles, California 90012
Room 140

To participate in the meeting virtually, please call teleconference number
1 (323) 776-6996 and enter the following 885 291 326# or
[Click here to join the meeting](#)

For Spanish Interpretation, the Public should send emails within 48 hours in advance of the meeting to: ClusterAccommodationRequest@bos.lacounty.gov

Members of the Public may address the Community Services Cluster on any agenda item during General Public Comment.

The meeting chair will determine the amount of time allowed for each item.

THIS TELECONFERENCE WILL BE MUTED FOR ALL CALLERS. PLEASE DIAL *6 TO UNMUTE YOUR PHONE WHEN IT IS YOUR TIME TO SPEAK.

1. CALL TO ORDER

2. INFORMATIONAL ITEM(S):

NONE

Wednesday, March 19, 2025

3. BOARD MOTIONS ITEM(S):

SD-1 • MacLaren Esperanza Village Project Supplemental Funding

SD-3 • Amendment to Option and Concession Agreements for Replacement Restaurant Project and Extension of Existing Concessionaire Agreement

SD-3 • Renaming the San Gabriel Valley Aquatic Center

4. PRESENTATION/DISCUSSION ITEM(S):

NONE

5. PUBLIC COMMENTS (2 minutes each speaker)

6. ADJOURNMENT

IF YOU WOULD LIKE TO EMAIL A COMMENT ON AN ITEM ON THE COMMUNITY SERVICES CLUSTER AGENDA, PLEASE USE THE FOLLOWING EMAIL AND INCLUDE THE AGENDA NUMBER YOU ARE COMMENTING ON:

COMMUNITY_SERVICES@CEO.LACOUNTY.GOV

MOTION BY SUPERVISOR SOLIS

April 1, 2025

MacLaren Esperanza Village Project Supplemental Funding

The County of Los Angeles (County), through our Board of Supervisors (Board), recognizes the ongoing need for increased affordable housing and remains committed to creating housing opportunities for our residents. In line with this commitment, on September 10, 2024, the Board took action to further the development of affordable housing at the site formerly operated as MacLaren Hall, a former Department of Children and Family Services (DCFS) facility located at 4024 Durfee Avenue in the City of El Monte (Property). Building on this progress, we are eager to help advance the Esperanza Village Affordable Housing Project (Project) and bring much-needed housing to the community. The Project would deliver approximately 202 affordable rental units for low-income families, seniors, and individuals with special needs, helping to address the critical need for housing in the region. In addition to quality housing, the Project will feature essential infrastructure, including driveways, parking, courtyards, and shared community spaces, including a community park which was separately approved by the Board on November 24, 2020 and currently being developed by the County’s Department of Public Works (DPW) and the City of El Monte. Additionally, the County proposes to develop onsite a community health clinic to serve residents and the

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MOTION BY SUPERVISOR SOLIS

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surrounding community as well as bolster economic development through the creation of approximately 140 full-time jobs for the local community. Together, these elements would bring lasting economic and social benefits to the region.

To help expedite the Project and more quickly address the urgent need for affordable housing in the County of Los Angeles, the First Supervisorial District is allocating approximately \$10.113 million to the Project comprised of the following:

- \$4.113 million from the Supervisorial District 1 allocation of the Interim Housing Capital Fund Pool
- \$1 million from the Provisional Financing Uses
- \$4 million from the Community Program Funds
- \$1 million from the Homeless Service Center Funds previously allocated to the Los Angeles County Development authority (LACDA) by the First Supervisorial District

I, THEREFORE, MOVE that the Board of Supervisors:

1. Acting as a responsible agency for the Villa Esperanza Project pursuant to the California Environmental Quality Act (CEQA), certify that the County has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the County's current approvals related to the project as shown in the Initial Study-Mitigated Negative Declaration (IS/MND) which was approved by the City of El Monte (City) as lead agency and on

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November 29, 2022 and the Addendum to the adopted IS/MND, which was prepared and adopted by the City on September 3, 2024, and find that there are no changes to the approved project or to the circumstances under which it will be undertaken that require additional environmental documentation or findings under CEQA and the previously adopted Mitigation Monitoring and Reporting Programs will continue to apply.

2. Approve an appropriation adjustment to transfer \$9.113 million comprised of \$4.113 million from the Interim Housing Capital Fund Pool, \$1 million from the Provisional Financing Uses Services and Supplies budget, and \$4 million from the First Supervisorial District Community Program Funds Services and Supplies budget to the MacLaren Esperanza Village Project and Facilities Development Budget for transfer to the Los Angeles County Development Authority (LACDA) after execution of the Funding Agreement, to fund the MacLaren Esperanza Village Project (Project).
3. Find that pursuant to Government Code section 26227, the allocation of funds for the development of affordable housing to the developer for the Project meet the social needs of the population of the County and will serve a public purpose that benefits the County and its residents.
4. Designate the LACDA, by and through its Executive Director, or designee, to act as the agent of the County in providing the funding up to \$10.113 million, which includes any administrative costs for LACDA, to the development team for the

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Project and to execute any necessary agreements as well as any amendments and related documents needed on behalf of the County.

5. Authorize the Chief Executive Officer, or her designee, to execute, and if necessary, to amend or terminate, a funding agreement between the County and the LACDA for an amount not to exceed \$10.113 million comprised of \$4.113 million from the Interim Housing Capital Fund Pool, \$1 million from the Provisional Financing Uses Services and Supplies budget, \$4 million from the First Supervisorial District Community Program Funds Services and Supplies budget, and \$1 million from the Homeless Service Center Funds previously allocated by the First Supervisorial District to the LACDA for the Project.

I, THEREFORE, MOVE that the Board of Supervisors, acting as the Board of Commissioners of LACDA:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the County has previously considered the Initial Study-Mitigated Negative Declaration (IS/MND) for the Esperanza Village Project, which was approved by the City of El Monte (City) as lead agency and determined on November 29, 2022 and the Addendum to the adopted IS/MND, which were prepared and adopted by the City as the lead agency, on September 3, 2024, that there are no changes to the approved projects or to the circumstances under which they will be undertaken that

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require additional environmental documentation or findings under CEQA and the adopted Mitigation Monitoring and Reporting Programs will continue to apply.

2. Authorize the Executive Director, or his designee, to execute all required documents necessary to accept and incorporate \$9.113 million comprised of the following: \$4.113 million from the Interim Housing Capital Fund Pool, \$1 million from the Provisional Financing Uses, and \$4 million from the Community Program Funds, into the LACDA's approved Fiscal Year 2024-2025 budget, including \$1 million from the Homeless Service Center Funds previously allocated to the LACDA by the First Supervisorial District for the Esperanza Village Project (Project).
3. Authorize the Executive Director, or his designee, to negotiate, execute, amend, and if necessary, terminate for convenience, a grant agreement and any ancillary documents, with the development team, or a designee approved by the LACDA, for a total amount of \$10.113 million using the sources of funds identified in this Board Motion for the development of the proposed Project.

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MOTION BY SUPERVISOR LINDSEY P. HORVATH

April 1, 2025

Amendment to Option and Concession Agreements for Replacement Restaurant Project and Extension of Existing Concessionaire Agreement

The County of Los Angeles (County) manages and operates Will Rogers State Beach on behalf of the State of California, where the County’s Department of Beaches & Harbors (DBH) is responsible for administering the Concession Agreement for Gladstones restaurant, located at 17300 Pacific Coast Highway in the Pacific Palisades area of Los Angeles (Gladstones). In September 2022, the Board of Supervisors approved an option agreement for the construction of a replacement restaurant on the existing Gladstones site in Pacific Palisades. Fortunately, Gladstones emerged from the recent Palisades wildfire with minimal damage (to ancillary structures only and some smoke damage to the main building), and its operators are eager to reopen as soon as possible to serve the community and the various agencies who are working on the recovery effort in the area.

Due to a lengthy and ongoing entitlement process, required design changes, the pandemic, and the recent wildfires, among other issues, more time is needed for the

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replacement restaurant to be built by the new operator, PCH Beach, at the existing Gladstones site in Pacific Palisades. It will therefore be necessary for the existing Gladstones' concessionaire, Gladstones Legacy Group, LLC ("Existing Concessionaire"), to continue operations at the site beyond the current expiration of its Concession Agreement with the County (September 15, 2025). DBH will need to renegotiate and/or extend the Concession Agreement with the Existing Concessionaire in order to ensure continuous use of the site to serve the public and beachgoers, as well as to support the recovery of the Pacific Palisades community in which it is located.

In addition, the Option Agreement and form of Concession Agreement with PCH Beach will need to be extended and amended to accommodate the unforeseen delays as well as changed economic conditions (including major increases in construction and other costs, as well as the fires) that have occurred since 2022 when those agreements were originally executed. The parties have reached a proposed amendment to the Option Agreement to resolve these issues, a copy of which is attached hereto. The following is a brief summary of the proposed terms:

- Provides two additional 6-month option extension periods, with elimination of fees for four of the total of seven available extensions
- Clarifies entitlement requirements for developer to exercise its option
- Provides general release of claims in favor of the County
- Provides a simplified rent structure by deleting the concepts of Interest Rent and Deferred Rent and the associated personal guaranty, changing percentage rent to a flat 6% for all categories, setting the Tenant Improvement (TI) Allowance at \$21M, and granting a demolition credit against rent (after the TI Allowance has been exhausted) not

to exceed \$250k.

- Increases annual minimum rent so County has a more predictable income

stream that commences earlier in the term, as follows:

Operations Year	Rent
Year 1	\$700,000
Year 2	\$850,000
Year 3	\$1,100,000
Year 4	\$1,250,000
Year 5	\$1,500,000
Year 6 through Year 10	\$1,750,000
Year 11 through End of Term	110% of prior year

- Increases the Total Redevelopment Costs requirement to \$43M (from \$27M) which is the minimum developer must expend in completing the redevelopment work.

- Deletes the concept of Total Allowable Redevelopment Cost which was used in the original agreement in the calculation of deferred rent and is not needed with the proposed rent structure.

- Revises the construction timeline from 24 to 30 months after the construction begins, subject to PCH Beach extension rights.

- Adds requirement that parties meet and confer to develop mutually agreeable mitigation measures in event of construction delays caused by the 2028 Olympics or Paralympics.

All documents have been negotiated and reviewed by counsel and approved as to

form by County Counsel.

As under the previously approved agreements, the proposed new restaurant project will also offer a variety of brand new features which will improve the public access that currently exists at the site. Those amenities include an upgraded designated public ocean view deck and seating area for 100+ people, public restrooms, and moderately priced food and beverage sales (with no purchase required for deck access by the public). In addition, the project will provide a new bus turnaround and layover parking for existing and future Big Blue Bus and Metro transit lines, which will resolve existing transit issues and make public access to the beaches easier.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the proposed actions relating to the proposed restaurant replacement project are within the scope of the Board's September 27, 2022 determination that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15302(b) for the reasons stated in that action and in the record of the project, and further find that there have been no changes to the proposed project or substantial changes in circumstances or new information that would warrant subsequent environmental analysis under CEQA.
2. Delegate authority to the Director of the Department of Beaches & Harbors to negotiate and execute an amendment, approved as to form by County Counsel, extending and/or renegotiating the current Concession Agreement with the Existing Concessionaire, Gladstones Legacy Group, LLC, for a

period to run concurrently with the term of the existing Coastal Development Permit (CDP) for the site to ensure continued operation of the existing Gladstones restaurant, subject to early termination rights for the County to allow PCH Beach to begin work on the proposed replacement restaurant at the existing Gladstones site in Pacific Palisades.

3. Delegate authority to the Director to execute the attached amendment to the Option Agreement and attached form of Concession Agreement with PCH Beach, approved as to form by County Counsel, to accommodate unforeseen delays and changed economics relating to the proposed restaurant replacement project that have occurred since those agreements were negotiated.
4. Authorize the Director to execute any other ancillary or related documents as necessary and acceptable to Director to effectuate the amendment of the existing Concession Agreement.

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MOTION BY SUPERVISOR LINDSEY P. HORVATH

April 1, 2025

Renaming the San Gabriel Valley Aquatic Center

The San Gabriel Valley Aquatic Center is a transformative initiative to bring essential aquatic facilities to the communities of the San Gabriel Valley. This project, approved by the Board on August 2, 2022, will include an Olympic-sized pool, a practice pool, and other amenities, including classrooms, changing rooms, and a public park. Situated on the former Temple Academy site in the West Puente Valley, the aquatic center will offer a range of water activities, from swimming lessons to youth sports, at little or no cost to County residents, creating a safe and accessible space year-round. This facility will serve as a crucial resource, especially for the unincorporated communities of Avocado Heights, Bassett, Valinda, and Rowland Heights. The center will also act as a vital cooling center through its aquatic amenities, providing needed relief that has become increasingly important during summer months when County residents, especially those in areas like the San Gabriel Valley, are subject to increasing extreme heat events.

Having represented the San Gabriel Valley and many communities that would benefit from this center for decades across multiple elected offices, Supervisor Hilda L.

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Solis recognized the need for this project and has championed the creation of the center since its proposal in 2019. The initiative is especially significant to the Supervisor, who is from the Puente Valley and attended the elementary school where this new center will be located. She has advanced this project to ensure that communities – many with limited access to aquatic facilities – can enjoy year-round access to water recreation. The center will provide swimming lessons, water exercise, lap swimming, and youth sports opportunities upon completion.

In recognition and appreciation of Supervisor Solis' efforts to expand aquatic and recreational activities for residents that have long advocated for these services, it is appropriate to rename this project from the "San Gabriel Valley Aquatic Center Project" to the: Hilda L. Solis Aquatic Center

I, THEREFORE, MOVE that the Board of Supervisors approve the naming of the San Gabriel Valley Aquatic Center Project as the: Hilda L. Solis Aquatic Center

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