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July 2, 2025

 **Operations Cluster** 18:25

When correcting student.

He was starting.

To find everyone. Now that's is being transcribed.

Tammy malcolfia.

Let's see by the police office. And I'm here with my teammate.

Hi, I'm Joyce Lee.

Thank you very much.

The condition I move. He's a second district 10 carolynne just to the second district.

Thank you very much.

John Leonard with the third district and Kim is walking up to joining us as well.

Good afternoon.

This is very much.

Grandchildren 4th district. Thank you.

And I think this district will be joining back.

All right. I would like to invite order of general public comment.

Are there anyone here from general public comment enforcement or online? If you are online, please raise your hand or on on teams or speak up.

OK.

See now practitioner. Thank you. And we will start with item number 3.

Welcome to Monica and Gary as well.

Take it away before George.

Everyone, Monica with SC5 and the co-authors with SP36.

Sixes and square FS, as well as various CEO of the film office. We're here to introduce motion advancing the resilience of the film and television industry in LA County as we know, filming has decreased significantly since COVID and the dual strikes did not help anything. Our production is.

Way low. You know down I think 60 to 70% over the last few years.

So this is an attempt to try to see what we can do to encourage film so it doesn't move out of state.

Out of country and try to work on our own county processes that we ourselves have authority over.

We know the governor.

Just increased the amount for the tax credit.

From what was it 200 to 753?

Yeah. So we're kind of seeing that there's a lot of interest from governments, you know, in LA City, LA County, as well as the state to say how can we try to address this issue.

We want to keep industry here.

This is what helps start Los Angeles.

I was born of immigrants starting up wonderful film studios, and we want to continue that and keep it here.

So that's kind of a little bit of a set overview.

This motion would work on looking at a lot of our existing film permitting policies, procedure and regulations to reduce, streamline or eliminate. For those of you that know me, I've been focused a lot on streamlining.

And computerizing a lot of county processes over the last five years.

So this is kind of in line with that. You know when we can make things easier, that always is a better thing, especially for outside people.

You know, we can just kind of smooth that process a little bit and we'll see what we can do.

Also, what we found is unfortunately, even despite a few board motions on this, LA Sheriff Department still uses a paper signature process to approve.

Through private entity contracts that takes at least 10 days, if not more.

The board has directed this a few different times and a variety of motions, including one from our office, one from SE2, that we encourage the use of electronic signatures, as well as much as possible in every single department.

So this is just in line with other board directives that have occurred over the last five years and the other is a simplifying criteria for fire safety.

Officers or Fire safety advisors. Sometimes a fire will kind of be a little maybe over supportive of having fire security or fire safety people on set.

That cost a lot of money, and sometimes it's for somebody smoking a cigarette in a

seat.

Do we need 5 fire department guys there for cigarette smoke? Probably not.

But we do have, you know, a lot of film activity, especially I think.

Have been unincorporated and Sally Afton etc.

Where we do have kind of big things, you know that are happening explosions or things flying overhead. In those cases, absolutely we should have more fire because we do have concerns from communities and constituents and we want to be safe with that.

So that's kind of the first piece of things we want to do now. The second piece of this is more reporting back on how we can try to improve things in the future.

So that includes trying to see if we can launch a pilot for an Evergreen fund to focus on new industry technology startups in the film and television industry. As we know, there's a lot going on with technology and filming with the future is going to bring, you know.

This would be kind of an opportunity to see and I do want to focus and specify as well that our office is very keen to ensure that.

This does not compete with any.

Philiproxy work being done on fire recovery, so please know that's separate in that in our offices intention the 2nd is to look into and see with CEO real estate and Department of Arts and Culture as well as DEO to look at should we have a new technology based.

Production facility, we know that the amount of workers that are going into this industry is declining, especially from young people.

As well as the people that are in it, we see.

They're moving out of state or moving out of country because there just isn't the opportunities.

So this is kind of going to look at that and see again a report back, Adam, the third is to develop a strategy to bring awareness and education to communities about filming.

When I was a kid, there was a lot of filming in my neighborhood. We thought it.

Was really exciting and kind of cool.

Nowadays you don't see filming as much and when there is people complain because.

Your maybe your drive.

Home is a little different or there's lights up or there's cars parked on the public St. and you don't like them parked on the public St.

So we kind of want to combat that and say, hey, you know, when this group is filming, like they are ordering food from your places, they are shopping at your local store.

They're staying at your local hotel. It's like all of this is helping to contribute to the community, and it's something that film makers really support. And then the last is just directing CEO lair to continue advocacy. Our board has taken money.

In support of keeping film and television counting as well as perhaps looking at a sales tax exemption from the state for entertainment production companies filming in the state of California.

I think I heard everything.

I have Susan can hear my Co-op.

Was there anything amiss?

No, I think we get it all perfect with that.

We're open for questions.

Thank you. Any questions.

Any questions?

I don't have a question as much as I just want to under score my thanks to Monica and Susan, you all bringing this motion. I think as you know, the supervisor is deeply concerned about the issue. We talked about this in EPC and wants to be sure we make.

It as simple and easy and friction free, and we've heard directly from the industry. You know, even though the state tax credit obviously is a huge win, the supervisor was at the press conference.

Today, as part of the California Film Commission, and she carried 3.0 when she was legislator, even though of course we're celebrating that we have to do more locally too.

So just really appreciate you bringing bringing this forward.

I'm looking forward to one last thing.

I forgot to mention, this has been reviewed by the Motion Picture Association by the Teamsters by by EPIC.

Is it stay in lax? See any different departments listed here so their own support? But I decided to save you guys the trouble of listening to a lot of public comment.

So just please know that.

Thank you.

I just want to say that we're really excited about this.

Anything that makes economy grow is is awesome, and especially because we know that so many different economies around.

The Evergreen Fund is also very interested, but we would encourage that the type of opportunities that are offered to everyone.

This could be like why they broadcast it and share multi, multi languages and and culturally linguistically so that it's accessible to everyone. You know we want to make sure that everyone has opted to participate if we were.

Successful and I think that's probably definitely our intention as well. If we do have a lot of non-english language speaking communities in our district as well.

OK, a lot of times we don't get the same information from when we do it.

OK. So seeing no other questions.

There are any deputies online that wanted to add comments.

That we've talked about.

Public comment for this item. Oh, OK. Are there any public comments to this item?

Do we have raise your hand please?

Let me know.

Thank you.

Let me proceed. Thank you.

Item number four discussion item number.

18 Please come up.

It is the CEO real estate show today.

'S gonna be his out quickly, so come on up.

Good afternoon, Debbie.

My name is Alexandra win Rivera.

I'm actually chief publicist with the Chief Executive Office.

Real estate division.

So for your consideration.

We're still meeting.

We would like to leave too.

Alright, OK.

Well, I mean, except for your consideration today is the adoption of ordinances amending various chapters of title two of the Los Angeles County Code, which I'll refer to as county code.

So government code sections 25537 and 25350.60.

I'm sorry. Allows the board to an absent ordinance which delegates authority to

county officers to execute minor leases and licenses not exceeding 10 years and having a rental value of less than \$10,000 per month, or to approve and accept the acquisition of interest in real proper.

Where the purchase price does not exceed \$75,000, this authority, under both statutes expire after five years unless renewed by the board.

So on September 1st, 2020, the board adopted the amended the ordinances of County Code Section 2.08 point 1592.08.160 and 2.08 point 161, which granted delegate authority to the Chief Execut.

Officer.

To lease purchase and license real property as described in the affidavit and code section. This authority does expire on September 30th, 2025 S approval of the recommended actions by the board will reset the five year authorization and allow the CEO to continue her delegate authority to.

Enter into minor leases and licenses and minor purchases of real property as described in government code that I've mentioned earlier.

Through and including September 30th of 2030.

So pursuant to county code 2.08166 of the county code to ensure that your board remains informed, the CEO does provide a further report to the board, which details all of the minor real estate agreements signed under this delegate authority. The CEO will.

Continue to provide the same quarterly report moving forward.

So just to provide you some context as to how this delegate authority is used.

In the past two fiscal years, under the existing delegate authority, there were a total of 151 instances where the Co had delegated authority to either lease to execute the agreement rather than prepare a board letter for each instance. We have 36 minor LIC.

Or leases for which the majority were for counties use of supplemental parking, use of court space.

Or loses for board offices, field offices. We have 5 permits issued for telecommunication purposes.

We have 13,000 accepted by the county for use by County for sidewalk purposes, temporary access access easements, charge ready or utility easements.

We accepted one deed acceptance by the county and there were 96 day use permits for parking purposes on county property as requested by the public.

Various agencies.

Office or under board.

So the proposed ordinances will maintain the current existing value of CCEO to sign minor leases, licenses and purchases, thereby continuing operational efficiencies and providing minor real estate related services for county initiatives.

Welcome any questions or comments at this time. Thank you.

I just have a quick one and some more of those. My own interests, so I only sometimes seek out leases.

Is there a reason why that doesn't fall under?

That's actually I'm gonna actually defer that to my friend, Joyce Chang, senior manager for real estate.

So we as CEO actually do not have authority to give braddus, OK, at least to be provided by the board.

So they will board.

Got it. OK. Thank you.

Anyone else?

OK. Just wanted to know if July 29th, thank you. Item B.

Honor ranch.

Good afternoon.

My name is Crystal Gill and I am a senior real property agent with County owned section of the CE OS Real estate division.

This item request delegated authority to the CEO to approve and execute a proposed amendment that extends the term of the existing exclusive negotiating agreement, which I will refer to as DNA for the development of county owned property in the Santa Clarita Valley.

Adjacent to the I-5 freeway with Pcla industrial development in the subsidiary of Pramil Pro Company.

The property referred to as Honor Ranch, consists of approximately 206 contiguous acres of undeveloped land. On February 7th, 2023, the board authorized execution of this DNA with the developer for a 1.8 million square foot mixed-use project.

Including an industrial business park.

Life Sciences office, retail and associated partner the Ena provided for three extensions for certain milestones were met. Since then, the developer has met certain milestones, such as conducting the trial report and survey public outreach, the conceptual project site plan, draft pro formas and financial plan. The Ena was. Extended three times and will currently terminate on August 8, 2025.

Due to the complexity and environmental challenges of the site, the developer will need another two years to obtain its entitlements. Despite the challenges, both county and the developer feel that the project is viable and wish to continue to negotiate a possible development of anurang. The proposed amendment would. Extend the term of the Ena for two years to August 8, 2027.

So that the developer may continue its pre development phase of the project.

Which would include, among other items, entitlement financing discussions and the completion of an environmental impact report prior to any further board approval.

I'm available to answer any questions you might have, and additionally we have representatives from both public works and cremorpro available for questions.

OK, my colleagues have any questions.

Yes, my question is this is undeveloped land.

Why is that county on this list?

Your purpose board at some point.

Maybe public schools that.

Oh yeah, I'd like to defer to public works if someone's available.

ML

Myron Lee (Consultant) 35:22

Can you repeat that question?

This is Myron from public works.

OC

Operations Cluster 35:26

The question was why does the county own this land?

Was there some purpose for it?

At some point seems like a large piece of property the county got.

ML

Myron Lee (Consultant) 35:33

Yeah, that the the county owned the land.

It's it's at the Rancho project that actually belonged to the pitches detention center.

So we're taking apart.

Of of the.

Western part that is flanking the freeway.

We just, we just deem that as underutilized space.

So we we would like to have that as part of the development.

OK.

Thank you.

My only question is whether or not this four letter is going to be presented to the Community Municipal Services cluster.

Or the DPW cluster, how much would?

Normally be present to OPS cluster. We're not familiar with that cluster, OK?

And then do you, does the CEO believe that the two years extension is going to be sufficient?

Yeah.

I hope not to see you back in two, but I in two years. All right, if no one else has any other questions, please proceed.

Thank you. OK.

Thank you.

All right. The next item is the grantees lease agreement with PFA.

Good afternoon all.

My name is Michael Rodriguez.

I'm the section chief with the real Estate division CEO. The purpose of the recommended action is to enter into a grant license agreement with peace officers, professional associations, Copa Federal Credit Union or Popa for short, to continue to operate an ATM at the North County Correctional Facility at.

The pitches detention center located at 29320.

Old road in the city of Castaic.

Access to ATMs for Los Angeles County employees at the North County Correction facility was previously non existent, with no machines installed on site at the other operation.

Jails within pitches. As a result, county employees had to go off site to access ATM services. To resolve this issue. In 2019, a board motion authorized the five year ATM license agreement between Popa and the county.

This license has since expired in the Sheriff's Department.

Now seeks to retain the ATM on the property.

Popa has absorbed all costs associated with the purchase, installation, maintenance and regular servicing of the ATM at the North County Correctional Facility for the past five years and would continue paying for these costs for the duration of the

proposed license agreement.

This includes the servicing of the ATM and other maintenance related services to the equipment.

Over the past years, Copa has operated this particular ATM at a loss to the credit union in order to provide this convenience to its members, Copa anticipates this ATM will continue to operate a loss, and for this reason the proposed license agreement would continue to be gratis by.

Allowing this ATM to continue in a secured area within the facility, county staff will be able to safely and conveniently access banking services without having to drive off premises.

Pursuant to government code section 26227, the board has the authority to make available real property not needed for county purposes, to nonprofit organizations for operations and programs to serve public purposes, and are necessary to meet social needs of the population.

County Sheriff's Department supports the proposed five year GRATUOUS license agreement as it aligns with the previous motion and continues the current arrangement.

I'm available to answer any questions you may have.

We have representatives from the sheriff online as well as from popeis.

Thank you.

Do I colleagues have any questions?

Yeah. I think like based off everything, are you guys gonna have to keep coming back every five years to request renewals?

They're nothing that can be like they will have to keep manually coming back every five years.

Just.

Wanna see you at all?

Like it's like.

It's like a very, like, small thing that could have been like either extending the license for some reason. So like you guys don't have to keep coming back every five years. Sometimes the technology will change.

And actually encourage that for the departments.

The departments are not encouraged to do like Evergreen, like forever long. You know, accomplishment might change.

The bank might change.

Anything could change.

Yeah, we agree.

I mean, even if there's, you know, there's a change in the the property and they have to move an ATM or something or put it somewhere else, we we'd like to have that opportunity to relook at things, OK.

Thank you.

Thank you.

No other questions.

Please proceed.

Thank you.

All right.

And now we are on to the purchase of the Kappa project for the San Fernando Rd. property.

Good afternoon.

My name is Helena Geddich and I'm the manager with the CEO Real Estate division. I'm James.

Want the assistant director over administration for Dpss? Thank you.

The county is interested in purchasing real property located at 4680 San Fernando Blvd.

This purchase will be accomplished in two steps.

The first step is to publish a notice of the county's intention to purchase the property. Which is the action requested at this time.

This notice would be published over the statutorily required period.

Staff would then return to the board with the same board letter on September 2nd, 2025 for the second step, which is to obtain authority to execute the purchase and sale agreement with the property owner, Chase Glendale Services LLC, and take the appropriate actions.

To consummate the purchase and enter into a grant as license.

We do not plan to return to OPS cluster for the September 2nd action, so we will be providing the justification for the purchase and gratis lease now.

Dpss currently occupies the property under a lead and has been operating out of this location since September 12, 2000.

The lease is set to expire on September 11, 2025.

For over 25 years, the facility has functioned as Dpss, Glendale District office, serving the Glendale, Burbank and La Quana Flintridge geographic area.

DPS provides Cal works Cal fresh skills and training to achieve readiness for tomorrow.

Start medical.

General Relief and refugee employment and refugee cash assistance programs at the property.

The property is occupied by a combined total of 389 dpss staff, contractors and security personnel employees.

The parking structure provides 404 parking spaces with three parks. Street parking also available.

The existing lease includes a purchase option for the county to inquire the property, including the parking structure. On March 4th, 2025, the Board of Supervisors.

Approved exercising releases purchase option contingent upon subsequent report approval to purchase the property for 11,291,200 plus approximately \$15,700 in escrow fees and \$100 as independent consideration for a total not to exceed amount of 11.

\$1,307,000.

We are now seeking that subsequent board approval based upon a review of available industry data. We determine that the 11,291,200 thousand \$200.00 option purchase price set forth in the lease, which equates to approximately \$141.

Per square foot is below the market range for this area.

A comparable purchase in the area is between \$204.92 to \$354.27 per square foot.

Dpss will be using the obligated fund account Dpss building purchase in general fund to Dpss Capital assets infrastructure account to fund the acquisition.

Because Dpss programs have been located at the property for almost 25 years, dpss would like to purchase the property so that they may continue providing residential services to the public and surrounding communities.

This property would be an asset for the county and would aid the county in its efforts to reduce its overall lease footprint and costs associated with leasing, as well as take advantage of all the funds the county has already paid.

Towards the property and lease rent payments as part of the sale, the current owner has requested continued use of a portion of the parking structure which contains an approximate 38 foot wide acreed asphalt parking lot that has not been used by dpss. The owner uses the par.

Lot to park its vehicle.

Once the county has purchased the property, the county would provide the owner.

With a gratis two year license to continue using an 18 Volt wide portion of the parking lot for parking, this license will automatically terminate upon the earlier of 1. The expiration of the license or two the owners acquisition of the adjacent parcel located at 4690.

Sanford Mendando Blvd. Blvd.

And completion of a lot line adjustment to incorporate the licensed area as part of the adjacent parcel if the seller acquires the adjacent parcel and completes such lot line adjustment within two years from the date the property is transferred to the county then the county would quick claim.

Its interest in that license area to the owner.

We recommend the purchase based on the excellent purchase price and the continuing need for.

These programs for the foreseeable future, and this is the most economical way for dpss to remain in this location.

James and I are available for any questions you may have. Thank you.

Thank you.

My colleagues have any questions?

Well, that was easy.

Thank you very much.

Please proceed.

Thank you.

Are there anyone here for general public comment? Please speak up.

All right, so it is now 229 and this meeting is adjourned.

Thank you everyone.

Thank you. Bye bye.

Thank you, James.

● **Dardy Chen** stopped transcription