



Board of Supervisors

Community Services Cluster Agenda Review Meeting

DATE: February 18, 2026

TIME: 12:00 p.m. – 1:00 p.m. [Note the Change in Time]

MEETING CHAIR: Guadalupe Duron-Medina, 1st Supervisorial District

CEO MEETING FACILITATOR: Bryan Bell

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 374A [Note the Change in Location]

To participate in the meeting virtually, please call teleconference number

1 (323) 776-6996 and enter the following 645 473 299# or

Click here to [Join the meeting now](#)

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):

- A. Board Letter (Public Works) for February 24, 2026 Board Agenda:
TRANSPORTATION CORE SERVICE AREA
NONCONFORMING VEHICLE ORDINANCE AMENDMENT
TO EXPAND PARKING RESTRICTIONS
IN VARIOUS UNINCORPORATED COMMUNITIES WITHIN
LOS ANGELES COUNTY

Wednesday, February 18, 2026

- B. Board Letter (Chief Executive Office) for March 17, 2026 Board Agenda:
JOINT RESOLUTION BETWEEN THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, THE CITY COUNCIL OF THE CITY OF LA VERNE, AND THE BOARD OF DIRECTORS OF THE COUNTY SANITATION DISTRICT NO. 21 OF LOS ANGELES COUNTY APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF UNINCORPORATED TERRITORY KNOWN AS REORGANIZATION NO. 2024-03 TO THE CITY OF LA VERNE

3. BOARD MOTIONS ITEM(S) for March 03, 2026 Agenda

- SD-1** • New Warm Landing Place Facility Project: Approve and Establish Capital Project and Award a Progressive Design Build Agreement for Design and Construction of the New Warm Landing Place Facility project at 955 N. Vignes St., Los Angeles

4. PRESENTATION/DISCUSSION ITEM(S):

- A. Board Letter (Regional Planning) for February 24, 2026 Board Agenda:
AUTHORIZATION TO SUBMIT AND ACCEPT A GRANT AWARD FROM THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S REGIONAL EARLY ACTION PLANNING 2.0 (REAP 2.0) GRANT TO DEVELOP AND IMPLEMENT AN INFILL ACCESSORY DWELLING UNIT GRANT PROGRAM AND ENTER INTO AN AGREEMENT WITH SAN GABRIEL VALLEY HABITAT FOR HUMANITY FOR IMPLEMENTATION OF THE INFILL ACCESSORY DWELLING UNIT GRANT PROGRAM

5. PUBLIC COMMENTS (1 minute each speaker)

6. ADJOURNMENT

CLOSED SESSION

CS-1. CONFERENCE WITH LEGAL COUNSEL –EXISTING LITIGATION—1 CASE
(Paragraph (1) of Subdivision (d) of government code Section 54956.9)
Karen M. Smith vs. County of Los Angeles
Los Angeles Superior Court Case Number 23AVCV00478
Department: Parks and Recreation

CS-2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - 1 Case
(Paragraph (1) of Subdivision (d) of Government Code section 54956.9)
Alvarez, Monique, et al. vs. Prologis, Inc., et al.
Los Angeles Superior Court Case No. 21STCV38929
Department: Public Works

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

BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	2/18/2026	
BOARD MEETING DATE	2/24/2026	
SUPERVISORIAL DISTRICT AFFECTED	<input checked="" type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Public Works	
SUBJECT	Nonconforming Vehicle Ordinance Amendment to Expand Parking Restrictions in Various Unincorporated Communities within Los Angeles County	
PROGRAM	N/A	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter.	
DEADLINES/ TIME CONSTRAINTS	The community and law enforcement requested that this traffic safety and quality-of-life issue be addressed as soon as possible.	
COST & FUNDING	Total cost:	Funding source:
	\$800,000	B03- Road Fund
	TERMS (if applicable): N/A	
	Explanation: There will be no impact to the County General Fund. The total cost to fabricate and install signs is estimated at \$800,000. Funding from the Road Fund (B03 – Services and Supplies) Fiscal Year 2025-26 Budget will cover the installation and maintenance of associated signs.	
PURPOSE OF REQUEST	<p>Adopt an ordinance amendment for introduction that amends Title 15 of the Los Angeles County Code to modify Section 15.64.075 to expand the parking restriction of nonconforming vehicles to the unincorporated communities within the Azusa/Charter Oak/Covina, Del Aire/Lennox, East Los Angeles, East Rancho Dominguez, El Camino Village, Florence-Firestone/Walnut Park, Hawthorne, Rancho Dominguez, West Athens/Westmont, West Carson, West Los Angeles, West Puente Valley/Valinda/South San Jose Hills, and West Rancho Dominguez/Willowbrook Districts.</p> <p>Furthermore, the ordinance amendment includes exemptions for nonconforming vehicles used for construction, maintenance, or other services to residents.</p>	
BACKGROUND (include internal/external issues that may exist including any related motions)	The California Vehicle Code allows the County, by ordinance, to prohibit or restrict the stopping, parking, or standing of vehicles on certain streets or highways, or portions thereof, during all or certain hours of the day. The Los Angeles County Code, Title 15, Vehicles and Traffic, Section 15.64.075, currently restricts parking of nonconforming vehicles in the unincorporated communities of Ladera Heights, View Park/Windsor Hills, Marina del Rey, Altadena, Long Beach, South Whittier/East Whittier/East La Mirada,	

	<p>West Whittier/Los Nietos, and Whittier Districts. The ordinance defines a nonconforming vehicle to include any trailer or vehicle, if any part of such trailer or vehicle, together with all fixtures, accessories, or property affixed thereto (other than single-post radio antennas), measure more than (1) 8 feet in width, (2) 7 1/2 feet in height, or (3) 20 feet in length.</p> <p>Public Works is recommending to adopt the ordinance amendment to modify Section 15.64.075 to expand the parking restrictions of non-conforming vehicles in various unincorporated communities and include provisions that exempt nonconforming vehicles providing services.</p>
<p>EQUITY INDEX OR LENS WAS UTILIZED</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:</p>
<p>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Board Priority 7, Sustainability by adopting the proposed traffic regulations it will support a clean, flexible, and integrated multimodal transportation system that improves mobility and traffic safety.</p>
<p>DEPARTMENTAL CONTACTS</p>	<p>Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, sburger@pw.lacounty.gov</p>



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 24, 2026

IN REPLY PLEASE
REFER TO FILE:

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA
NONCONFORMING VEHICLE ORDINANCE AMENDMENT
TO EXPAND PARKING RESTRICTIONS
IN VARIOUS UNINCORPORATED COMMUNITIES WITHIN LOS ANGELES COUNTY
(ALL SUPERVISORIAL DISTRICTS)
(3-VOTES)**

SUBJECT

Public Works is seeking Board approval to amend Title 15, Vehicles and Traffic, of the Los Angeles County Code, by modifying Section 15.64.075 to expand the parking restriction of nonconforming vehicles to the unincorporated communities of Athens Village, Avocado Heights, Azusa, Bassett, Charter Oak, Covina, Del Aire, East Gardena, East Los Angeles, East Rancho Dominguez, El Camino Village, Florence-Firestone, Glendora, Hawthorne, Lennox, North Whittier, Pomona, Rancho Dominguez, Rosewood, South San Jose Hills, Valinda, Walnut Park, West Athens/Westmont, West Carson, West Los Angeles, West Puente Valley, West Rancho Dominguez, Willowbrook, and Wiseburn.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed ordinance amendment expanding restricted parking areas for nonconforming vehicles and posting or removing the corresponding regulatory signage are categorically exempt from the provisions of the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Introduce, waive reading, and place the proposed ordinance on the March 3, 2026, agenda for adoption to amend Section 15.64.075 of Title 15, Vehicles and Traffic, of the Los Angeles County Code.

3. Approve the ordinance amending Section 15.64.075 of Title 15, Vehicles and Traffic, of the Los Angeles County Code.
4. Adopt traffic regulation orders establishing Tow Away Zones to restrict parking of nonconforming vehicles in the Districts identified in Section 15.64.075 (D) of the Los Angeles County Code in accordance with Section 15.64.510 of the Los Angeles County Code.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act and approve the proposed ordinance amending Section 15.64.075 of the Los Angeles County Code. This Section defines a nonconforming vehicle as one with dimensions exceeding 8 feet in width, 7 1/2 feet in height, or 20 feet in length. Section 15.64.075 of the Los Angeles County Code also currently defines eight existing nonconforming vehicle districts where nonconforming vehicles are not allowed to park on county roadways. Approval of the proposed ordinance will restrict parking of nonconforming vehicles on county roadways within various additional unincorporated communities through the establishment of 13 new nonconforming vehicle Districts identified as the Azusa/Charter Oak/Covina, Del Aire/Lennox, East Los Angeles, East Rancho Dominguez, El Camino Village, Florence-Firestone/Walnut Park, Hawthorne, Rancho Dominguez, West Athens/Westmont, West Carson, West Los Angeles, West Puente Valley/Valinda/South San Jose Hills, and West Rancho Dominguez/Willowbrook Districts.

The residents in these additional areas have expressed concerns that nonconforming vehicles are parked on county roadways for extended periods of time and that the continuous presence of these nonconforming vehicles impact visibility at driveways and intersections, reduce availability of on-street parking for residents, and cause visual blight. Public Works conducted 10 dedicated community meetings and participated in various town council meetings and community group meetings to gather input. Feedback received from multiple communities indicated strong support for restricting the parking of nonconforming vehicles and demonstrated a clear need for these additional Districts to enhance the quality of life for the residents of those communities.

The ordinance amendment also includes provisions that clarify exemptions for nonconforming vehicles used for construction, maintenance, or other services to residents. The definition of a nonconforming vehicle remains otherwise unchanged. The

Tow Away Zones are recommended to assist the Sheriff's Department with enforcement of vehicles that violated Section 15.64.075.

These actions will enhance the quality of life for our residents and support Public Works' transportation priority to improve traffic safety.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal C, Public Safety, Strategy i, Prevention, Protection & Security, by implementing parking restrictions that are aimed to improve traffic and pedestrian safety, encourage mobility, and enhance the quality of life for residents in the affected communities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. Funding is included in the Road Fund (B03 - Services and Supplies) Fiscal Year 2025-26 Budget to cover the installation and maintenance of associated signs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The California Vehicle Code Section 22507(a) authorizes the Board, by ordinance, to prohibit or restrict the stopping, parking, or standing of vehicles on certain streets or highways, or portions thereof, during all or certain hours of the day.

The Los Angeles County Code, Title 15, Vehicles and Traffic, Section 15.64.075, currently restricts parking of nonconforming vehicles in the unincorporated communities defined within the Ladera Heights, View Park/Windsor Hills, Marina del Rey, Altadena, Long Beach, South Whittier/East Whittier/East La Mirada, West Whittier/Los Nietos, and Whittier Districts. The ordinance defines a nonconforming vehicle to include any trailer or vehicle, if any part of such trailer or vehicle, together with all fixtures, accessories, or property affixed thereto (other than single-post radio antennas), measure more than (1) 8 feet in width, (2) 7 1/2 feet in height, or (3) 20 feet in length.

The proposed ordinance amends Los Angeles County Code Section 15.64.075 to add the parking restriction of nonconforming vehicles in the unincorporated communities within the newly defined Azusa/Charter Oak/Covina, Del Aire/Lennox, East Los Angeles, East Rancho Dominguez, El Camino Village, Florence-Firestone/Walnut Park, Hawthorne, Rancho Dominguez, West Athens/Westmont, West Carson, West

Los Angeles, West Puente Valley/Valinda/South San Jose Hills, and West Rancho Dominguez/Willowbrook Districts.

The proposed ordinance amends Los Angeles County Code Section 15.64.075 to include provisions that clarify exemptions for nonconforming vehicles used for construction, maintenance, and other services to residents. The definition of a nonconforming vehicle remains otherwise unchanged.

Under the provisions of the ordinance, operators of nonconforming vehicles within the Azusa/Charter Oak/Covina, East Los Angeles, East Rancho Dominguez, Florence-Firestone/Walnut Park, Lennox, South San Jose Hills, West Athens/Westmont, West Carson, West Puente Valley/Valinda, and West Rancho Dominguez/Willowbrook Districts may obtain up to 30 one-day (24-hour) permits per calendar year at their local Los Angeles County Sheriff's station. These permits may be used consecutively for a maximum of two 24-hour periods.

The analysis of the ordinance approved by County Counsel is enclosed (Enclosure A) and the affected areas are indicated on the enclosed maps (Enclosure B).

The proposed ordinance will be effective 30 days after adoption by the Board. Enforcement of all parking restrictions contained therein will be contingent on the installation of adequate restriction signage.

ENVIRONMENTAL DOCUMENTATION

The amendment of the existing ordinance to restrict the parking of nonconforming vehicles and posting or removing the corresponding regulatory signage in the unincorporated communities defined within the Azusa/Charter Oak/Covina, Del Aire/Lennox, East Los Angeles, East Rancho Dominguez, El Camino Village, Florence-Firestone/Walnut Park, Hawthorne, Rancho Dominguez, West Athens/Westmont, West Carson, West Los Angeles, West Puente Valley/Valinda/South San Jose Hills, and West Rancho Dominguez/Willowbrook Districts, is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(c) of the California Environmental Quality Act guidelines and Class 1(x)(6) of the Environmental Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed project records, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause

a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impacts to current County services or ongoing projects. The implementation of the proposed ordinance amendment will enhance the quality of life for residents in the affected communities and improve overall traffic safety and mobility.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Traffic Safety and Mobility Division. Also, please forward adopted copies of this Board letter to the Sheriff's Department's Parking Enforcement Detail, and to the California Highway Patrol's Baldwin Park, East Los Angeles, Santa Fe Springs, South Los Angeles, and West Los Angeles offices.

Respectfully submitted,

MARK PESTRELLA, PE
Director of Public Works

MP:EK:wm

Enclosures

- c: Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors
Sheriff (Parking Enforcement Detail)
California Highway Patrol (Baldwin Park, East Los Angeles, Santa Fe Springs, South Los Angeles, and West Los Angeles)

ANALYSIS

This ordinance amends Title 15 – Vehicles and Traffic – of the Los Angeles County Code to restrict the parking of nonconforming vehicles, as defined, in certain additional districts of the unincorporated areas of the County. Specifically, this amendment adds the Azusa/Charter Oak/Covina, Del Aire/Lennox, East Los Angeles, East Rancho Dominguez, El Camino Village, Florence-Firestone/Walnut Park, Hawthorne, Rancho Dominguez, West Athens/Westmont, West Carson, West Los Angeles, West Puente Valley/Valinda/South San Jose Hills, and West Rancho Dominguez/Willowbrook Districts to the existing ordinance. Additionally, other conforming changes have been made to the existing ordinance relating to the allowed number of and the process for issuing residential parking permits for nonconforming vehicles.

DAWYN R. HARRISON
County Counsel

By



LAURA T. JACOBSON
Deputy County Counsel
Public Works Division

LTJ: tb

Requested: 09/27/24
Revised: 01/28/26

ORDINANCE NO. _____

An ordinance amending Title 15 – Vehicles and Traffic – of the Los Angeles County Code, relating to restricting the parking of nonconforming vehicles, as defined, in certain districts of the unincorporated areas of the County.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 15.64.075 is hereby amended to read as follows:

15.64.075 ~~Ladera Heights, View Park/Windsor Hills, Marina del Rey, Altadena, Long Beach, South Whittier/East Whittier/East La Mirada, West Whittier/Los Nietos, and Whittier Districts—Parking Restriction.~~Nonconforming Vehicle—Parking Restrictions.

A. ~~The operator of any nonconforming vehicle shall not park such nonconforming vehicle on any highway, street, alley, public way or public place in the Ladera Heights, View Park/Windsor Hills, Altadena, Long Beach, South Whittier/East Whittier/East La Mirada, West Whittier/Los Nietos, or Whittier Districts, described below, at any time, without displaying a valid permit for the nonconforming vehicle. The operator of any nonconforming vehicle shall not park such nonconforming vehicle on any highway, street, alley, public way or public place in the Marina del Rey District, described below, between the hours of 1:00 a.m. and 6:00 a.m., without displaying a valid permit for the nonconforming vehicle.~~The operator of any nonconforming vehicle shall not park such nonconforming vehicle on any highway, street, alley, public way, or public place in the Altadena, Azusa/Charter Oak/Covina, Del Aire/Lennox, East Los Angeles, East Rancho Dominguez, El Camino Village, Florence-Firestone/Walnut

Park, Ladera Heights, Hawthorne, Long Beach, Rancho Dominguez, South Whittier/East Whittier/East La Mirada, View Park/Windsor Hills, West Athens/Westmont, West Carson, West Los Angeles, West Puente Valley/Valinda/South San Jose Hills, West Rancho Dominguez/Willowbrook, West Whittier/Los Nietos, or Whittier Districts, described below, at any time, without displaying a valid parking permit for the nonconforming vehicle. The operator of any nonconforming vehicle shall not park such nonconforming vehicle on any highway, street, alley, public way, or public place in the Marina del Rey District, described below, between the hours of 1:00 a.m. and 6:00 a.m., without displaying a valid parking permit for the nonconforming vehicle.

B. A nonconforming vehicle as referenced in subsection A of this Section refers to any trailer or vehicle if any part of such trailer or vehicle, together with all fixtures, accessories or property affixed thereto (other than single post radio antennas), measures more than:

1. Eight (8) feet in width; or
2. Seven and one-half (7½) feet in height; or
3. Twenty (20) feet in length.

C. ~~Districts~~In no event shall nonconforming vehicles be prevented by this Section from parking on designated streets or alleys if, and for period of time that, the nonconforming vehicles are involved in:

~~1. The Ladera Heights District is the unincorporated residential area of Ladera Heights bounded to the north by Culver City and the City of Los Angeles; to the~~

~~west by Culver City; to the south by Centinela Avenue and the City of Los Angeles; and to the east by La Brea Avenue and the City of Los Angeles.~~

~~2.—— The View Park/Windsor Hills District is the unincorporated residential area of View Park and Windsor Hills bounded to the north by Stocker Street and the City of Los Angeles; to the west by Ladera Heights and La Brea Avenue; to the south by Slauson Avenue and the City of Los Angeles; and to the east by Victoria Avenue and the City of Los Angeles.~~

~~3.—— The Marina del Rey District is the unincorporated residential area in the vicinity of Marina del Rey bounded to the north by the 90 freeway and the City of Los Angeles; to the west by Grosvenor Boulevard and the City of Los Angeles; to the south by Jefferson Boulevard and the City of Los Angeles; and to the east by Centinela Avenue and the City of Los Angeles.~~

~~4.—— The boundaries of the Altadena District are coterminous with the boundaries of the Altadena Community Standards District as set forth in Chapter 22.306 of this Code.~~

~~5.—— The Long Beach District is the unincorporated residential area of Long Beach generally bounded to the north by Heartwell Park (City of Long Beach); to the east by Palo Verde Avenue and the City of Long Beach; to the south by Conant Street and the City of Long Beach; and to the west by Woodruff Avenue and the City of Long Beach.~~

~~6.—— The South Whittier/East Whittier/East La Mirada District is the unincorporated residential area of South Whittier, East Whittier, and East La Mirada~~

~~bounded to the north by the City of Whittier; to the east by the City of La Habra; to the south by the City of Santa Fe Springs and the City of La Mirada; and to the west by the City of Santa Fe Springs.~~

~~7. The West Whittier/Los Nietos District is the unincorporated residential area of West Whittier and Los Nietos bounded on the north and east by the City of Whittier; to the south by the City of Santa Fe Springs; and to the west by the City of Pico Rivera.~~

~~8. The Whittier District is the unincorporated residential area of Whittier bounded on the north and east by the unincorporated area of Hacienda Heights; to the south by the City of Whittier; and to the west by the City of Pico Rivera and the City of Industry.~~

~~1. Necessary loading and unloading;~~

~~2. Performing a service activity on the adjacent lot or parcel of land;~~

~~3. A lawful commercial use on the adjacent lot or parcel of land;~~

~~4. The construction of buildings or structures on the adjacent lot or parcel of land; or~~

~~5. The construction or maintenance of a street, alley, parkway, or highway.~~

~~D. Number of Permits Districts~~

~~1. For the Ladera Heights, View Park/Windsor Hills, Marina del Rey, and Altadena Districts, a permit issued pursuant to this Section shall be valid for a period of twenty-four (24) hours. Each nonconforming vehicle may be issued up to~~

~~twenty-four (24) permits within any calendar year, and permits may be used consecutively for a maximum of two (2) twenty-four hour (24-hour) periods.~~The boundaries of the Altadena District are coterminous with the boundaries of the Altadena Community Standards District as set forth in Chapter 22.306 of this Code. Those boundaries are shown on Figure 15.64.075-A: Altadena District Boundary, at the end of this Section.

2. ~~For the Long Beach, South Whittier/East Whittier/East La Mirada, West Whittier/Los Nietes, and Whittier Districts, a permit issued pursuant to this Section shall be valid for a period of twenty-four (24) hours. Each nonconforming vehicle may be issued up to thirty (30) permits within any calendar year, and permits may be used consecutively for a maximum of two (2) twenty-four hour (24-hour) periods.~~The Azusa/Charter Oak/Covina District consists of the unincorporated areas and is bounded by the Cities of Azusa, Covina, Glendora, Irwindale, San Dimas, and West Covina. The boundaries of this District are shown on Figure 15.64.075-B: Azusa/Charter Oak/Covina District Boundary, at the end of this Section.

3. The Del Aire/Lennox District consists of the unincorporated communities of Del Aire, Lennox, and Wiseburn and is bounded to the west by the Cities of El Segundo, Los Angeles, and Hawthorne; to the north by the Cities of Inglewood, Los Angeles and Hawthorne; to the east by the Cities of Inglewood and Hawthorne; and to the south by the City of Hawthorne. The boundaries of this District are shown on Figure 15.64.075-C: Del Aire/Lennox District Boundary, at the end of this Section.

4. The East Los Angeles District consists of the unincorporated community of East Los Angeles and is bounded to the west and the north by the City of Los Angeles; to the east by the Cities of Monterey Park and Montebello; and to the south by the City of Commerce. The boundaries of this District are shown on Figure 15.64.075-D: East Los Angeles District Boundary, at the end of this Section.

5. The East Rancho Dominguez District consists of the unincorporated community of East Rancho Dominguez and is bounded on all sides by the City of Compton; to the north by the City of Lynwood; and to the east by the City of Paramount. The boundaries of this District are shown in Figure 15.64.075-E: East Rancho Dominguez District Boundary, at the end of this Section.

6. The El Camino Village District consists of the unincorporated community of El Camino Village and is bounded to the north by the City of Hawthorne; to the east by the City of Gardena; to the south by the City of Torrance; and to the west by the City of Lawndale. The boundaries of this District are shown on Figure 15.64.075-F: El Camino Village District Boundary, at the end of this Section.

7. The Florence-Firestone/Walnut Park District consists of the unincorporated communities of Florence-Graham and Walnut Park and is bounded to the north, the west, and the south by the City of Los Angeles; and to the east by the Cities of South Gate and Huntington Park. The boundaries of this District are shown on Figure 15.64.075-G: Florence-Firestone/Walnut Park District Boundary, at the end of this Section.

8. The Hawthorne District consists of the unincorporated community of Hawthorne and is bounded to the north, the west, and the south by the City of Hawthorne; and to the east by the City of Gardena. The boundaries of this District are shown on Figure 15.64.075-H: Hawthorne District Boundary, at the end of this Section.

9. The Ladera Heights District consists of the unincorporated residential area of Ladera Heights and is bounded to the north by Culver City and the City of Los Angeles; to the west by Culver City; to the south by Centinela Avenue and the City of Los Angeles; and to the east by La Brea Avenue and the City of Los Angeles. The boundaries of this District are shown on Figure 15.64.075-I: Ladera Heights District Boundary, at the end of this Section.

10. The Long Beach District consists of the unincorporated residential area of Long Beach and is generally bounded to the north by Heartwell Park (City of Long Beach); to the east by Palo Verde Avenue and the City of Long Beach; to the south by Conant Street and the City of Long Beach; and to the west by Woodruff Avenue and the City of Long Beach. The boundaries of this District are shown on Figure 15.64.075-J: Long Beach District Boundary, at the end of this Section.

11. The Marina del Rey District consists of the unincorporated residential area in the vicinity of Marina del Rey and is bounded to the north by the 90 freeway and the City of Los Angeles; to the west by Grosvenor Boulevard and the City of Los Angeles; to the south by Jefferson Boulevard and the City of Los Angeles; and to the east by Centinela Avenue and the City of Los Angeles. The boundaries of

this District are shown on Figure 15.64.075-K: Marina del Rey District Boundary, at the end of this Section.

12. The Rancho Dominguez District consists of the unincorporated community of Rancho Dominguez and is bounded to the north by the City of Compton; to the east by the City of Long Beach; and to the south and the east by the City of Carson. The boundaries of this District are shown on Figure 15.64.075-L: Rancho Dominguez District Boundary, at the end of this Section.

13. The South Whittier/East Whittier/East La Mirada District consists of the unincorporated residential area of South Whittier, East Whittier, and East La Mirada and is bounded to the north by the City of Whittier; to the east by the City of La Habra; to the south by the City of Santa Fe Springs and the City of La Mirada; and to the west by the City of Santa Fe Springs. The boundaries of this District are shown on Figure 15.64.075-M: South Whittier/East Whittier/East La Mirada District Boundary, at the end of this Section.

14. The View Park/Windsor Hills District consists of the unincorporated residential area of View Park and Windsor Hills and is bounded to the north by Stocker Street and the City of Los Angeles; to the west by Ladera Heights and La Brea Avenue; to the south by Slauson Avenue and the City of Los Angeles; and to the east by Victoria Avenue and the City of Los Angeles. The boundaries of this District are shown on Figure 15.64.075-N: View Park/Windsor Hills District Boundary, at the end of this Section.

15. The West Athens/Westmont District consists of the unincorporated communities of West Athens and Westmont and is bounded to the north and the east by the City of Los Angeles; to the south by the City of Gardena; and to the west by the Cities of Inglewood and Hawthorne. The boundaries of this District are shown on Figure 15.64.075-O: West Athens/Westmont District Boundary, at the end of this Section.

16. The West Carson District consists of the unincorporated community of West Carson and is bounded to the north, the west, and the south by the City of Los Angeles; and to the east by the City of Carson. The boundaries of this District are shown on Figure 15.64.075-P: West Carson District Boundary, at the end of this Section.

17. The West Los Angeles District consists of the unincorporated area surrounding the Veterans Affairs complex in West Los Angeles and is bounded on all sides by the City of Los Angeles. The boundaries of this District are shown on Figure 15.64.075-Q: West Los Angeles District Boundary, at the end of this Section.

18. The West Puente Valley/Valinda/South San Jose Hills District consists of the unincorporated communities of Bassett, West Puente Valley, Valinda, and South San Jose Hills and is bounded to the north and the east by the Cities of Baldwin Park and West Covina; and to the south and west by the Cities of Industry and La Puente. The boundaries of this District are shown on Figure 15.64.075-R: West Puente Valley/Valinda/South San Jose Hills District Boundary, at the end of this Section.

19. The West Rancho Dominguez/Willowbrook District consists of the unincorporated communities of Athens Village, Rosewood, West Rancho Dominguez, and Willowbrook and is bounded to the west and the north by the City of Los Angeles; to the east by the Cities of Lynnwood and Compton; and to the south by the Cities of Compton and Carson. The boundaries of this District are shown on Figure 15.64.075-S: West Rancho Dominguez/Willowbrook District Boundary, at the end of this Section.

20. The West Whittier/Los Nietos District consists of the unincorporated residential area of West Whittier and Los Nietos and is bounded to the north and the east by the City of Whittier; to the south by the City of Santa Fe Springs; and to the west by the City of Pico Rivera. The boundaries of this District are shown on Figure 15.64.075-T: West Whittier/Los Nietos District Boundary, at the end of this Section.

21. The Whittier District consists of the unincorporated residential area of Whittier and is bounded to the north and the east by the unincorporated area of Hacienda Heights; to the south by the City of Whittier; and to the west by the City of Pico Rivera and the City of Industry. The boundaries of this District are shown on Figure 15.64.075-U: Whittier District Boundary, at the end of this Section.

E. Permit Issuance Number of Residential Permits

~~1. For the Ladera Heights, View Park/Windsor Hills, and Marina del Rey Districts, a permit may be obtained from the Ladera Community Center, 5383 Centinela Avenue, Ladera Heights, 90045, between the hours of 10:00 a.m. and 6:00 p.m. every day. Emergency permits may be obtained by contacting the Marina del Rey~~

Sheriff's Station at (310) 410-7600. For the Ladera Heights, View Park/Windsor Hills, Marina del Rey, and Altadena Districts, a residential permit issued pursuant to this Section shall be valid for a period of twenty-four (24) hours. Each residence within the district may be issued up to twenty-four (24) residential permits within any calendar year, and residential permits may be used consecutively for a maximum of two (2) twenty-four-hour (24-hour) periods.

2. ~~For the Altadena District, a permit may be obtained from the Altadena Sheriff's Station, 780 East Altadena Drive, Altadena, 91001, between the hours of 10:00 a.m. and 6:00 p.m. every day. Emergency permits may be obtained by contacting the Altadena Sheriff's Station at (626) 798-1131. For the Azusa/Charter Oak/Covina, Del Aire/Lennox, East Los Angeles, East Rancho Dominguez, El Camino Village, Florence-Firestone/Walnut Park, Hawthorne, Long Beach, South Whittier/East Whittier/East La Mirada, Rancho Dominguez, West Athens/Westmont, West Carson, West Los Angeles, West Puente Valley/Valinda/South San Jose Hills, West Rancho Dominguez/Willowbrook, West Whittier/Los Nietos, and Whittier Districts, a residential permit issued pursuant to this Section shall be valid for a period of twenty-four (24) hours. Each residence within the district may be issued up to thirty (30) residential permits within any calendar year, and residential permits may be used consecutively for a maximum of two (2) twenty-four-hour (24-hour) periods.~~

3. ~~For the Long Beach District, a permit may be obtained from the Lakewood Sheriff's Station, 5130 Clark Avenue, Lakewood, 90712, between the hours~~

~~of 10:00 a.m. and 6:00 p.m. every day. Emergency permits may be obtained by contacting the Lakewood Sheriff's Station at (562) 623-3500.~~

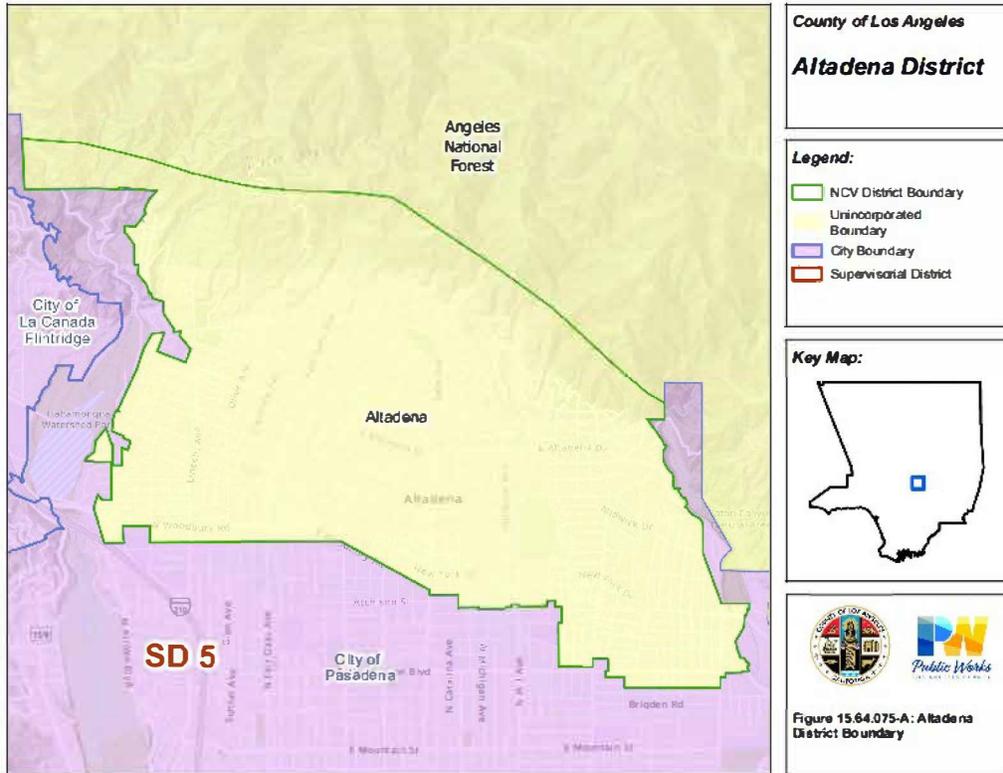
~~4. For the South Whittier/East Whittier/East La Mirada District, a permit may be obtained from the Norwalk Sheriff's Station, 12335 Civic Center Drive, Norwalk, 90650, between the hours of 8:00 a.m. and 4:00 p.m. every day. Emergency permits may be obtained by contacting the Norwalk Sheriff's Station at (562) 863-8711.~~

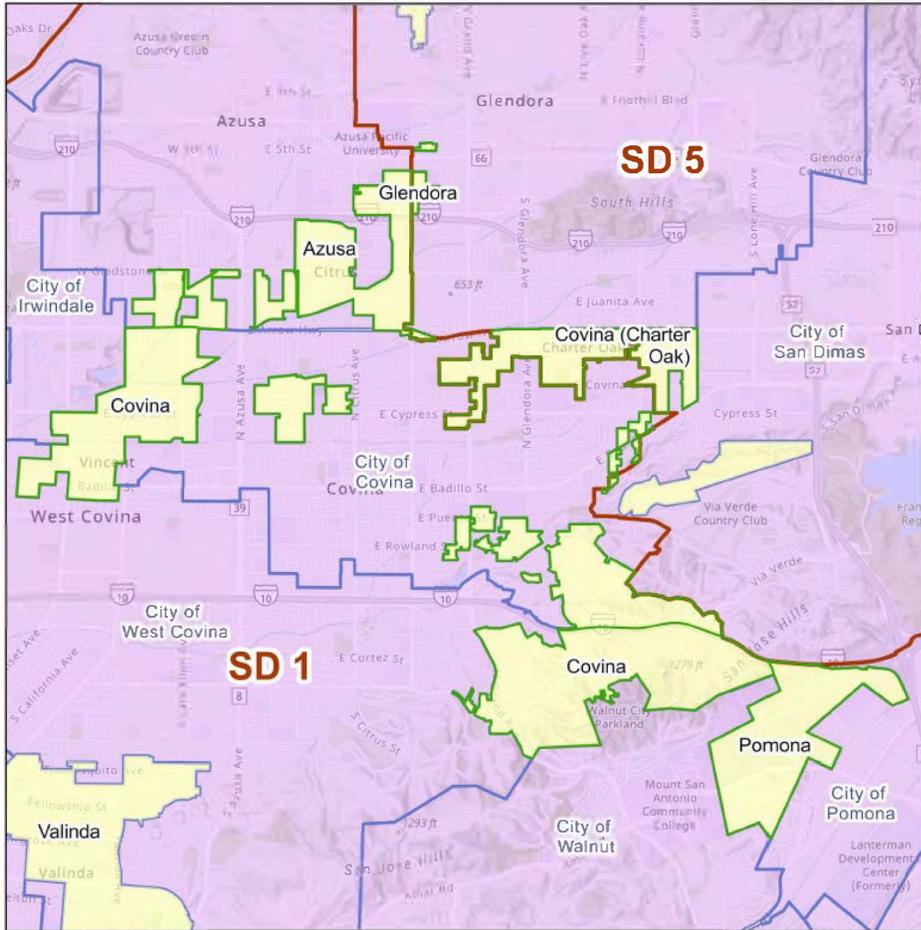
~~5. For the West Whittier/Los Nietos District and Whittier District, a permit may be obtained from the Pico Rivera Sheriff's Station, 6631 Passens Boulevard, Pico Rivera, 90660, between the hours of 8:00 a.m. and 4:00 p.m. every day. Emergency permits may be obtained by contacting the Pico Rivera Sheriff's Station at (562) 949-2424.~~

F. Permit Issuance

Nonconforming vehicle permits for a district may be obtained from the local Sheriff's Station or Parking Enforcement Office serving that district.

[1564075LJCC]



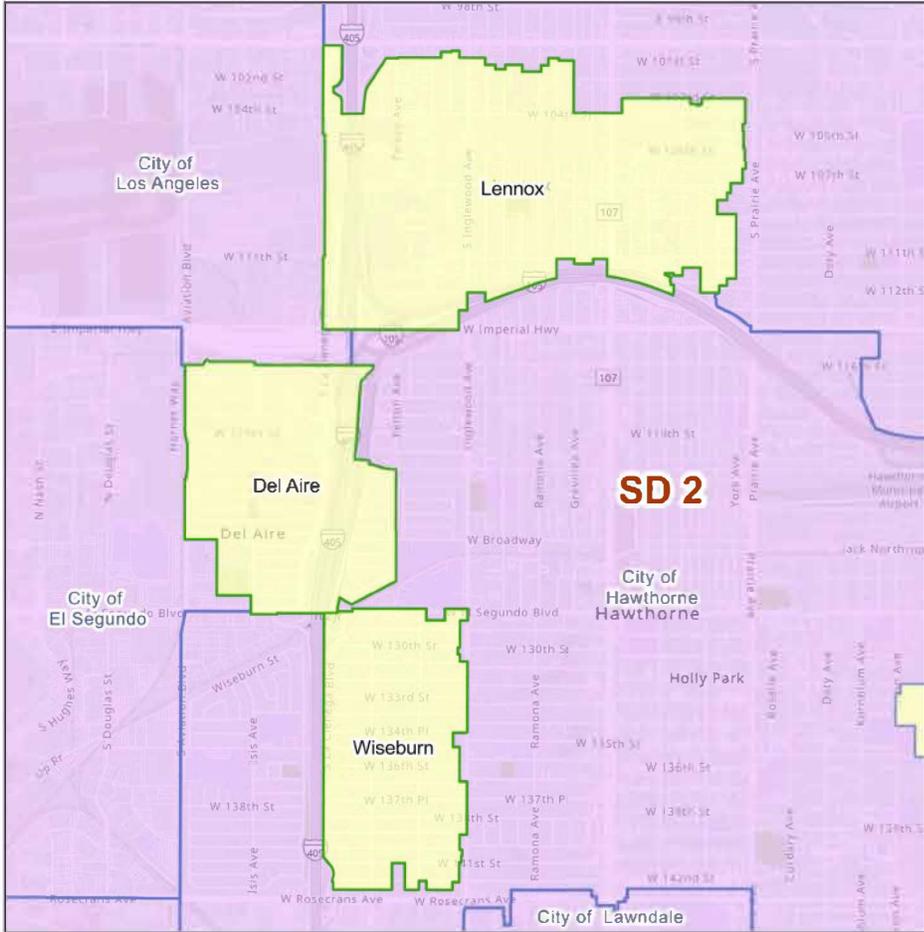


County of Los Angeles
**Azusa/Charter Oak/
 Covina District**

- Legend:**
- NCV District Boundary
 - Unincorporated Boundary
 - City Boundary
 - Supervisorial District



Figure 15.64.075-B: Azusa/Charter Oak/Covina District Boundary



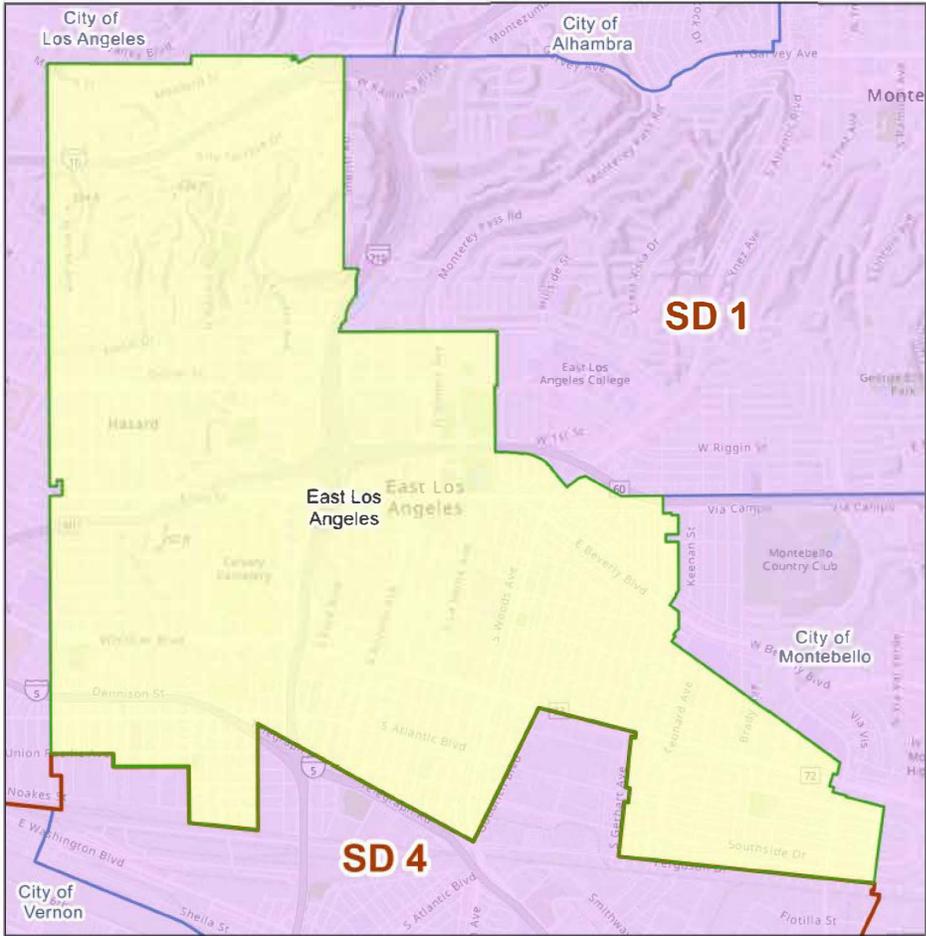
County of Los Angeles
Del Aire/Lennox
District

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

Figure 15.64.075-C: Del Aire/ Lennox District Boundary



County of Los Angeles
East Los Angeles District

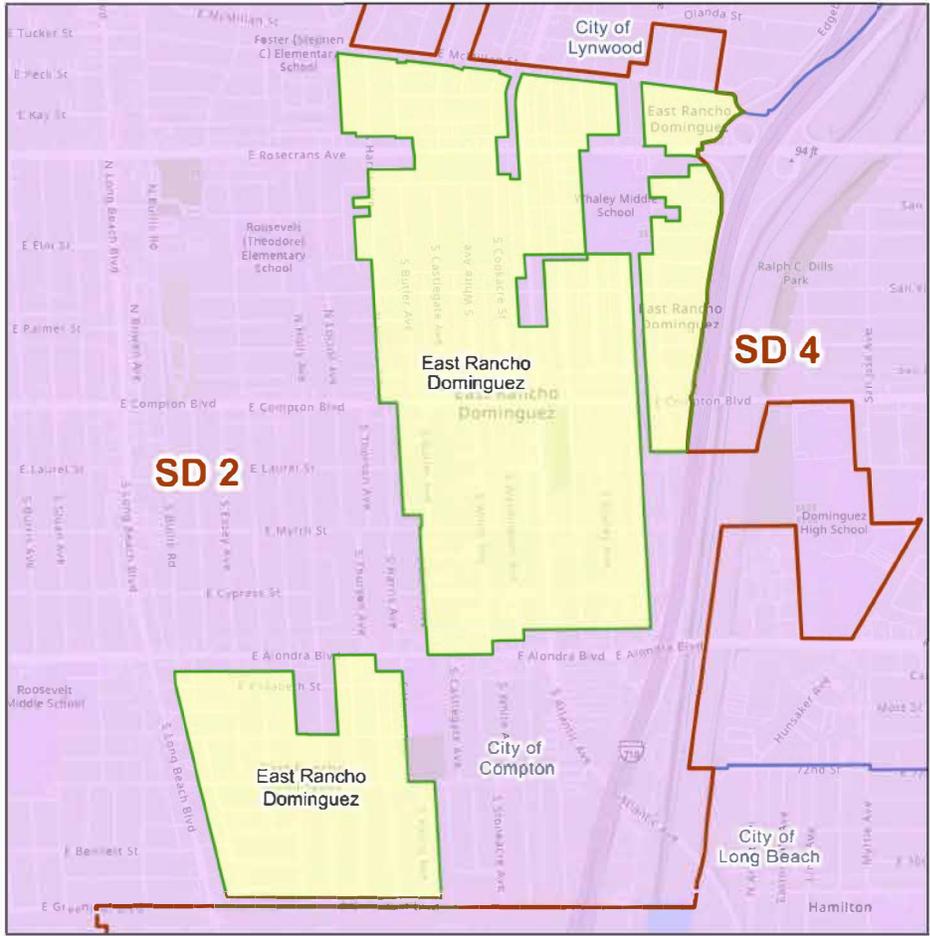
Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

A key map of the County of Los Angeles with a blue square indicating the location of the East Los Angeles District in the southern part of the county.

Figure 15.64.075-D: East Los Angeles District Boundary



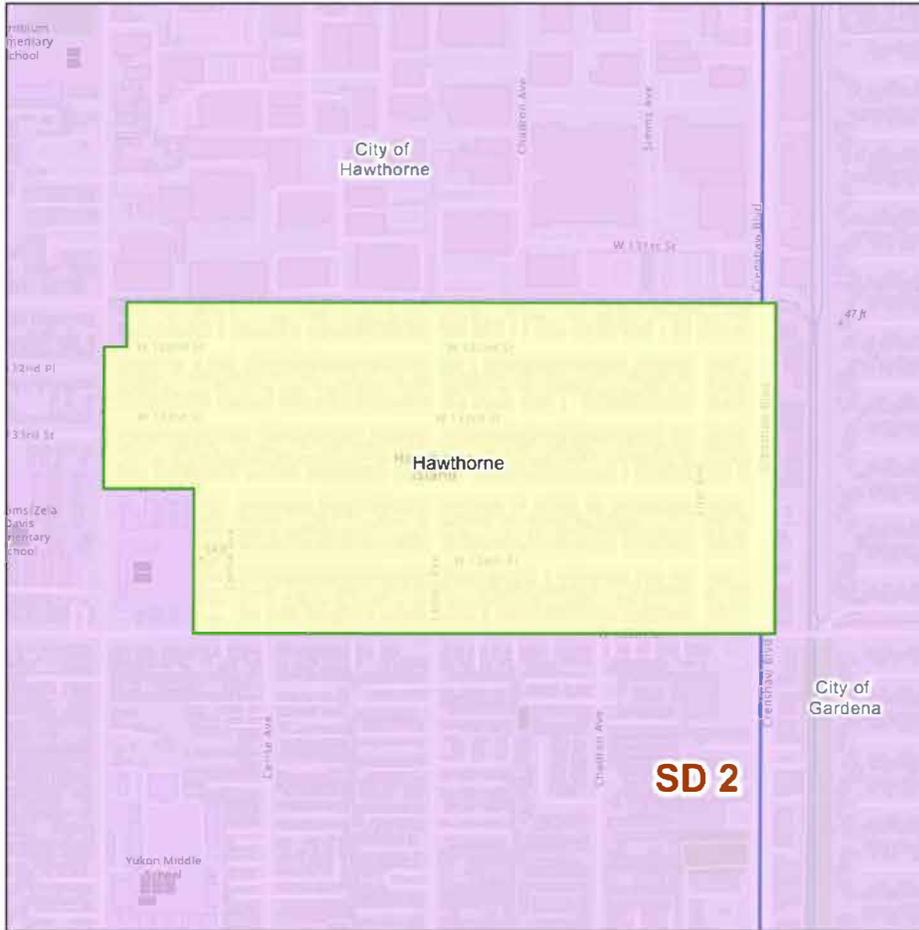
County of Los Angeles
East Rancho Dominguez District

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

Figure 15.64.075-E: East Rancho Dominguez District Boundary



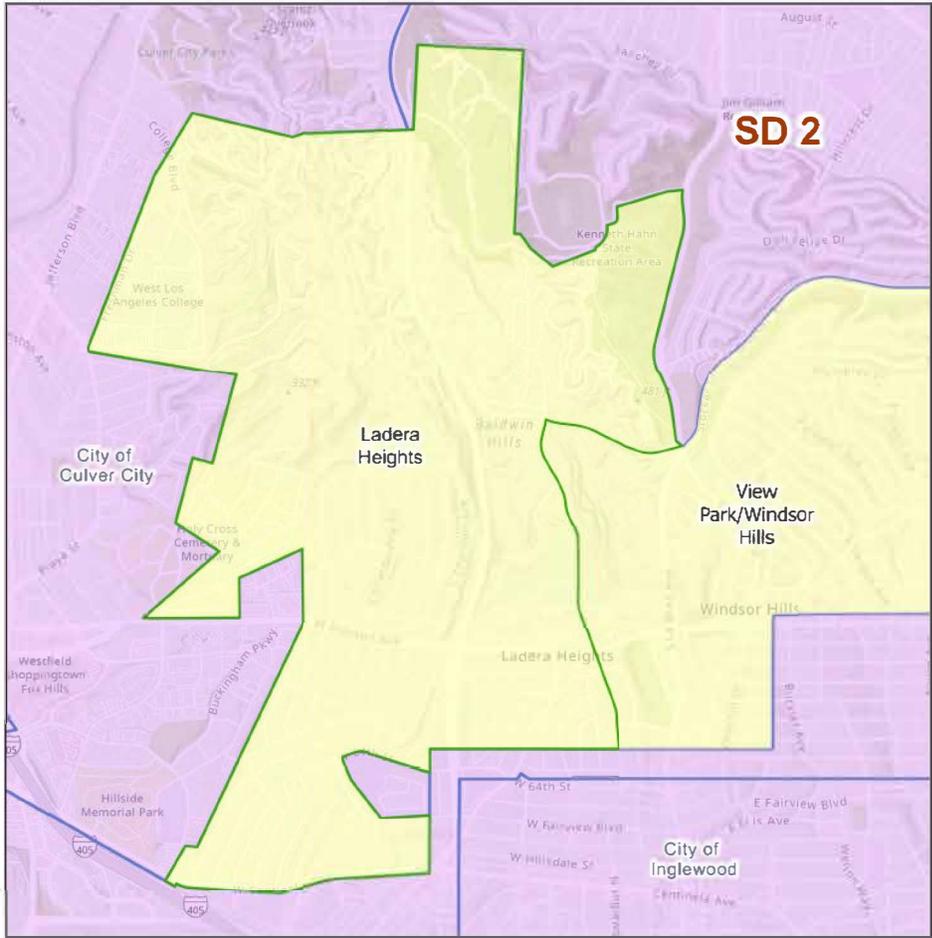
County of Los Angeles
Hawthorne District

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

Figure 15.64.075-H: Hawthorne District Boundary

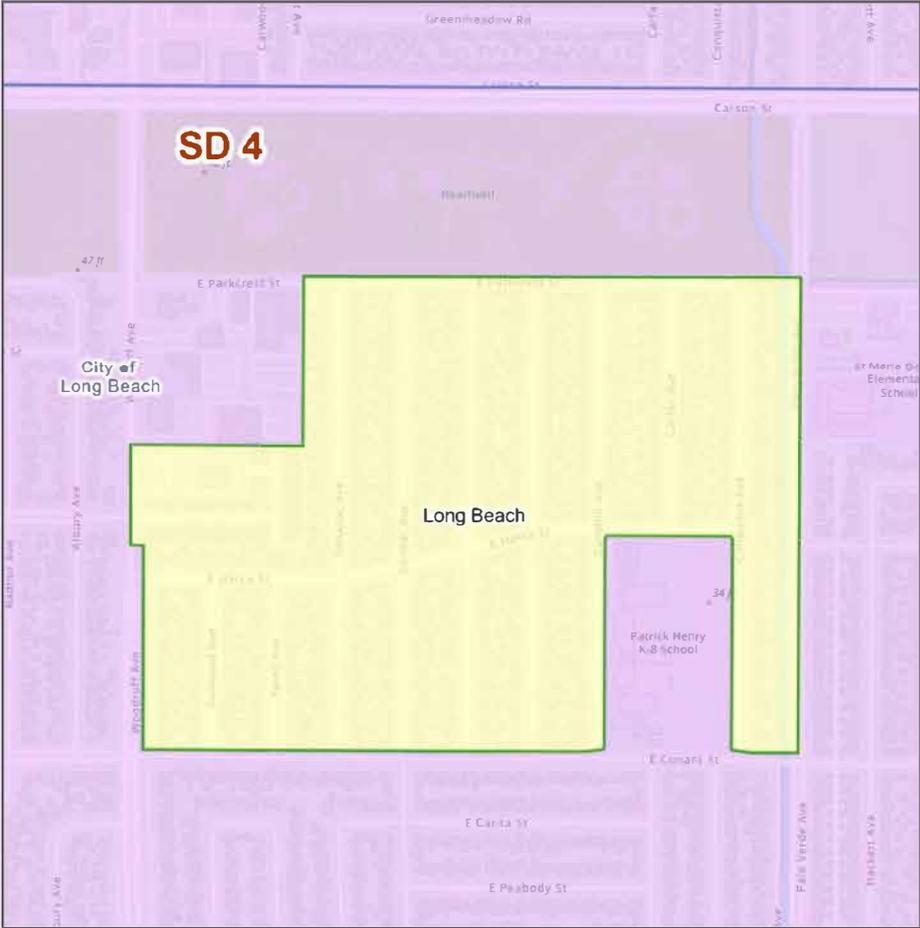


County of Los Angeles
Ladera Heights District

- Legend:**
- NCV District Boundary
 - Unincorporated Boundary
 - City Boundary
 - Supervisorial District



Figure 15.64.075-I: Ladera Heights District Boundary



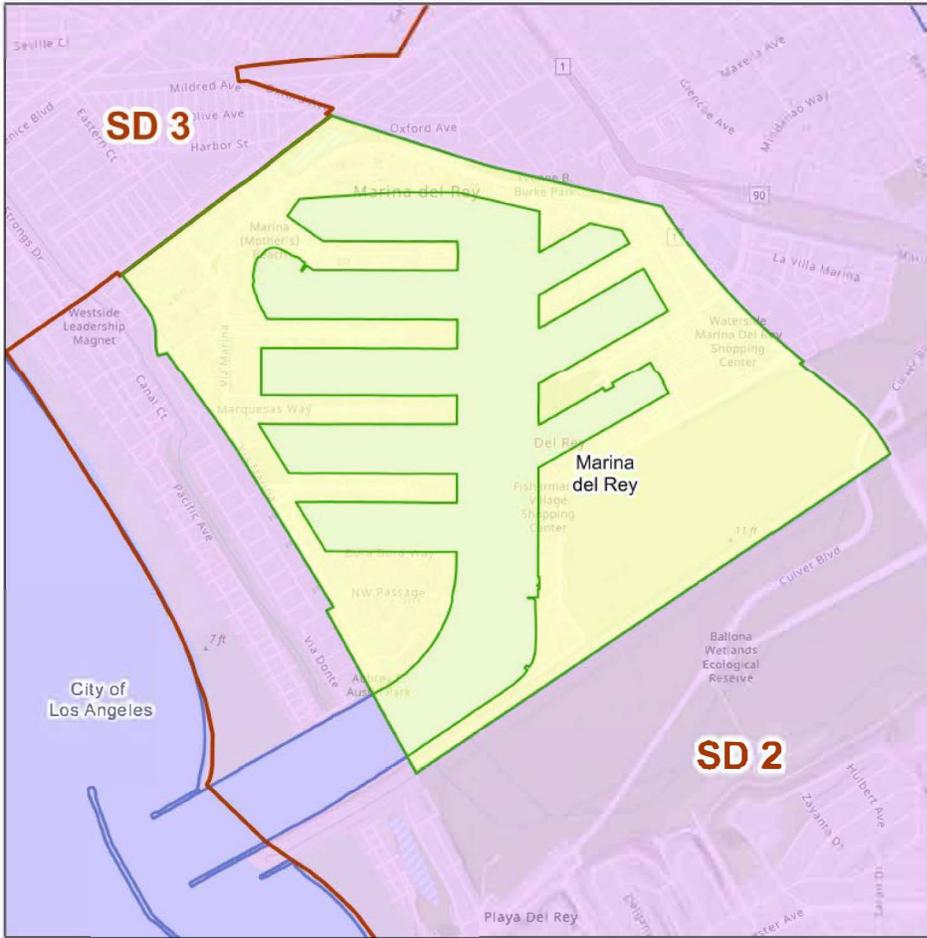
County of Los Angeles
Long Beach District

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District



Figure 15.64.075-J: Long Beach District Boundary



County of Los Angeles
Marina del Rey
District

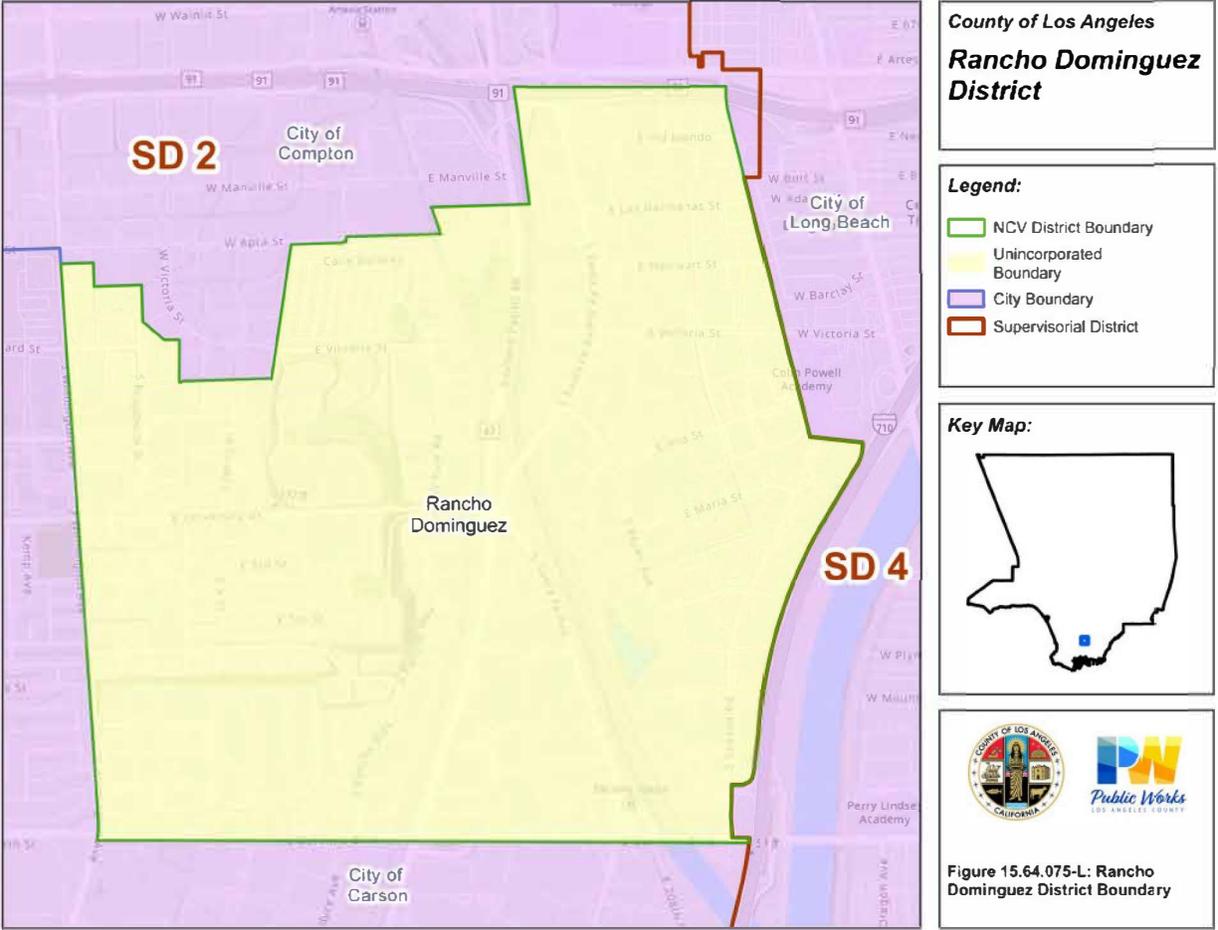
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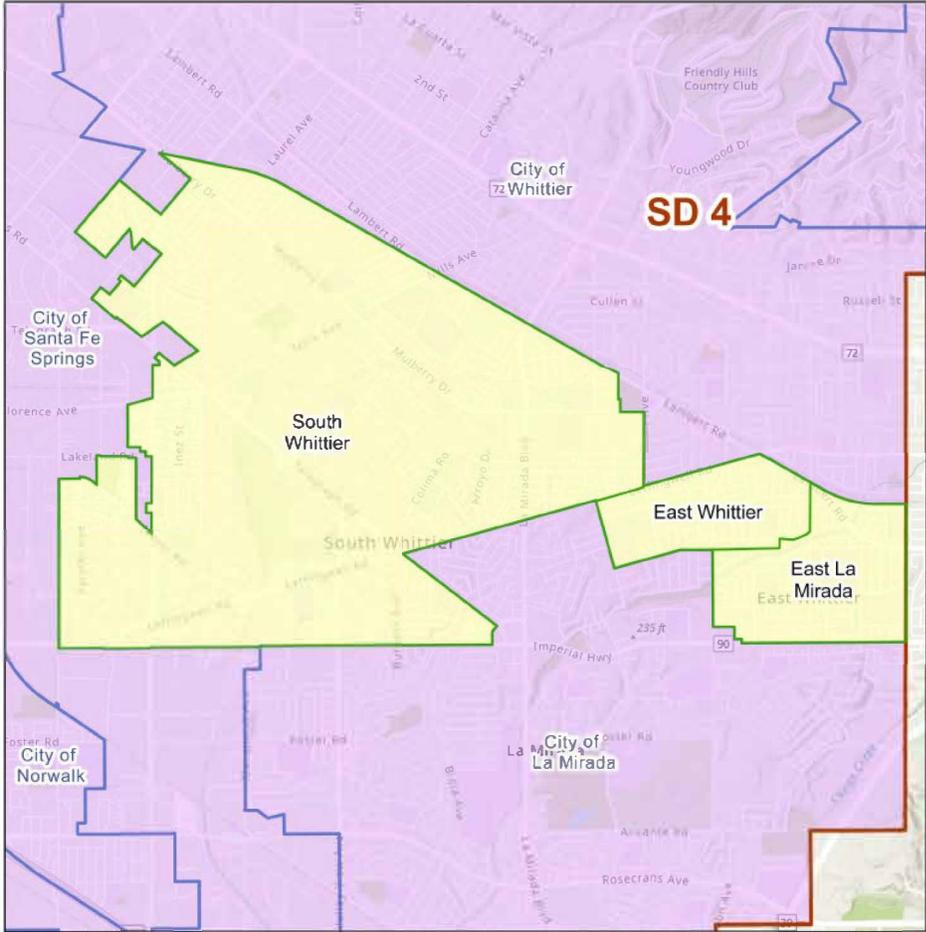
- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

A key map of Los Angeles County showing the location of Marina del Rey in the southern part of the county, marked with a blue square.

Figure 15.64.075-K: Marina del Rey District Boundary





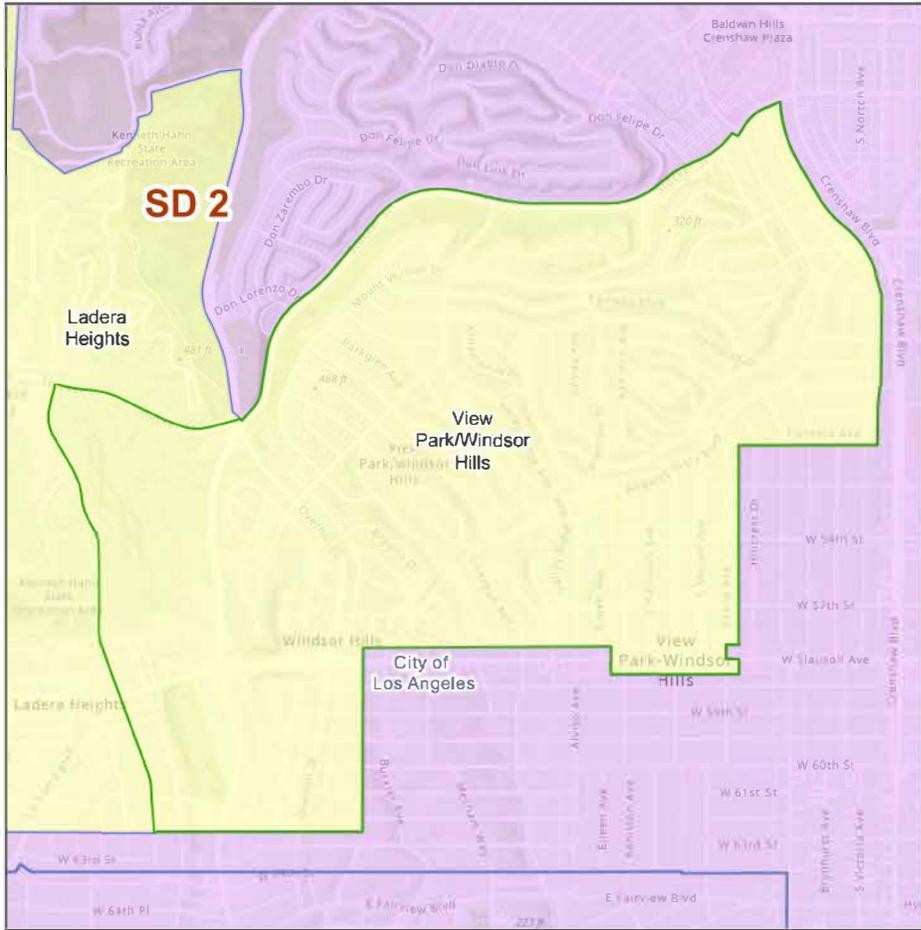
County of Los Angeles
South Whittier/East Whittier/East La Mirada District

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

Figure 15.64.075-M: South Whittier/East Whittier/East La Mirada District Boundary



County of Los Angeles

View Park/Windsor Hills District

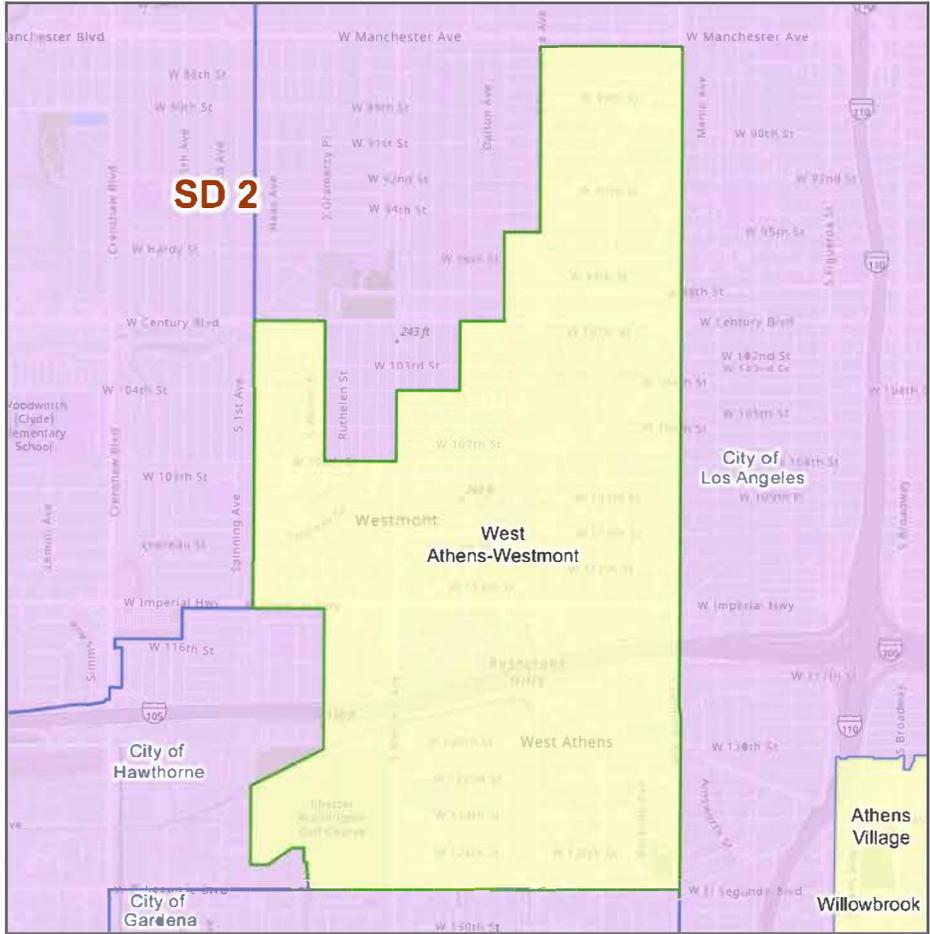
Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

The key map shows the outline of the County of Los Angeles with a small blue square indicating the location of the View Park/Windsor Hills District in the southern portion of the county.

Figure 15.64.075-N: View Park/Windsor Hills District Boundary



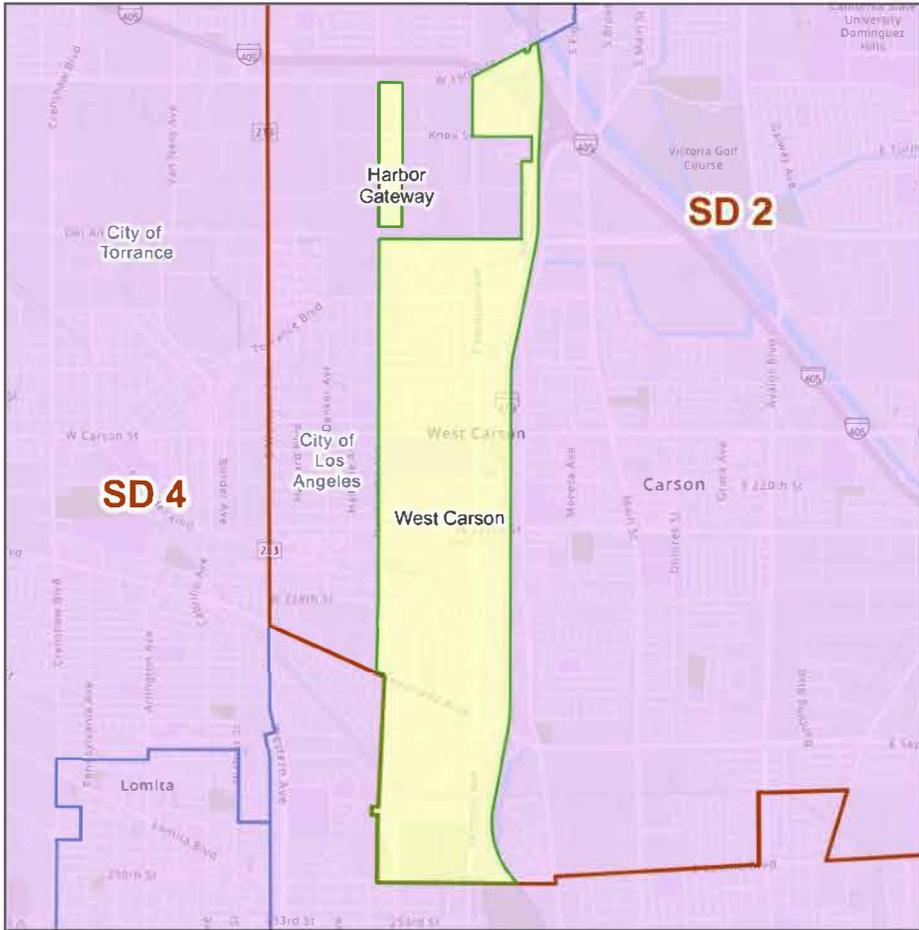
County of Los Angeles
**West Athens/
 Westmont District**

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

**Figure 15.64.075-O: West Athens/
 Westmont District Boundary**



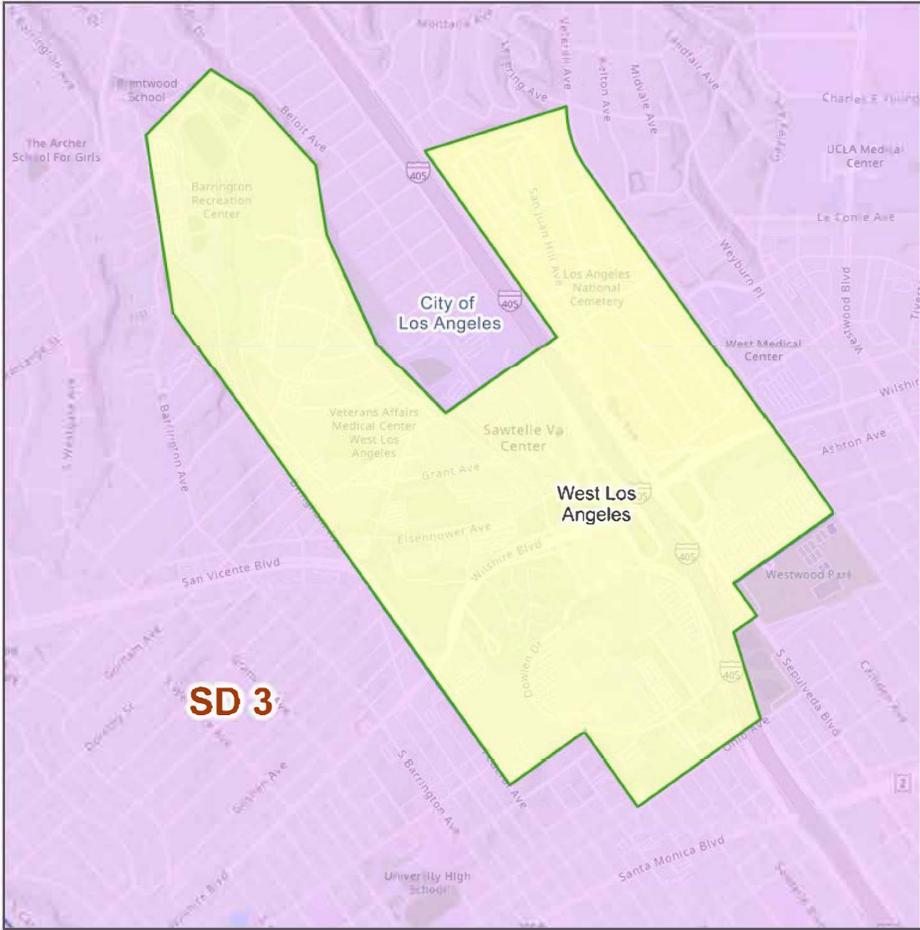
County of Los Angeles
West Carson District

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisory District

Key Map:

Figure 15.64.075-P: West Carson District Boundary



County of Los Angeles
West Los Angeles District

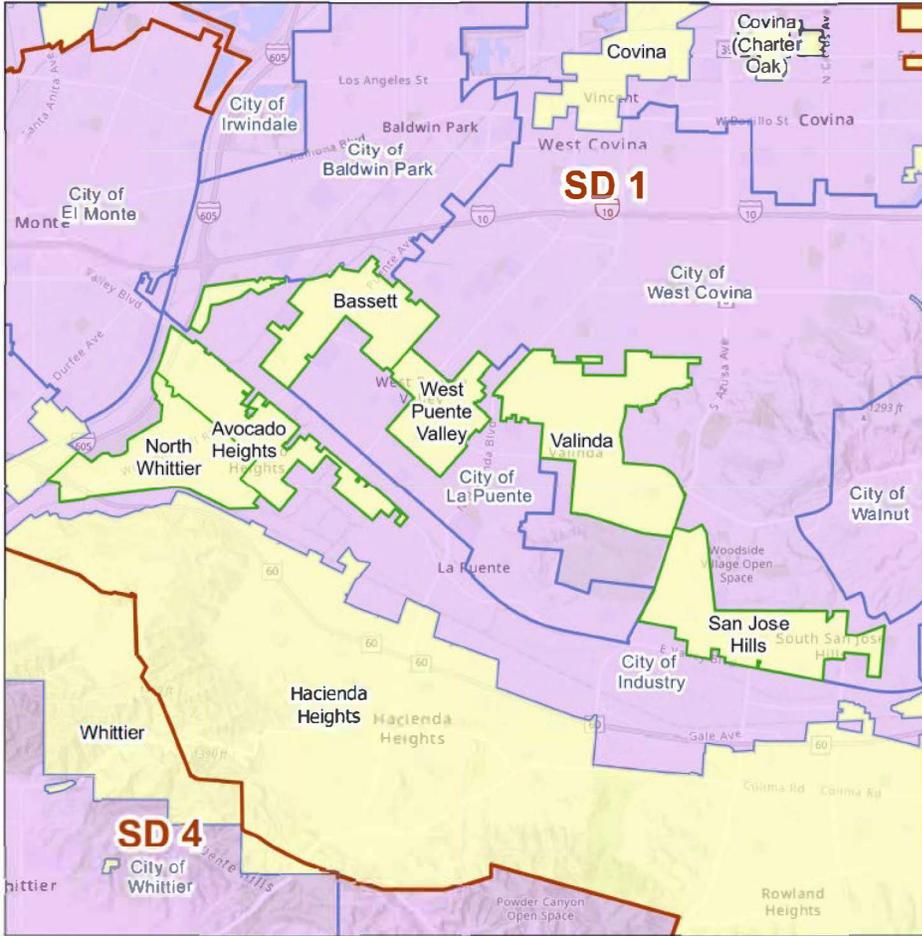
Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

A small map of the County of Los Angeles with a blue square highlighting the location of the West Los Angeles District in the western part of the county.

Figure 15.64.075-Q: West Los Angeles District Boundary



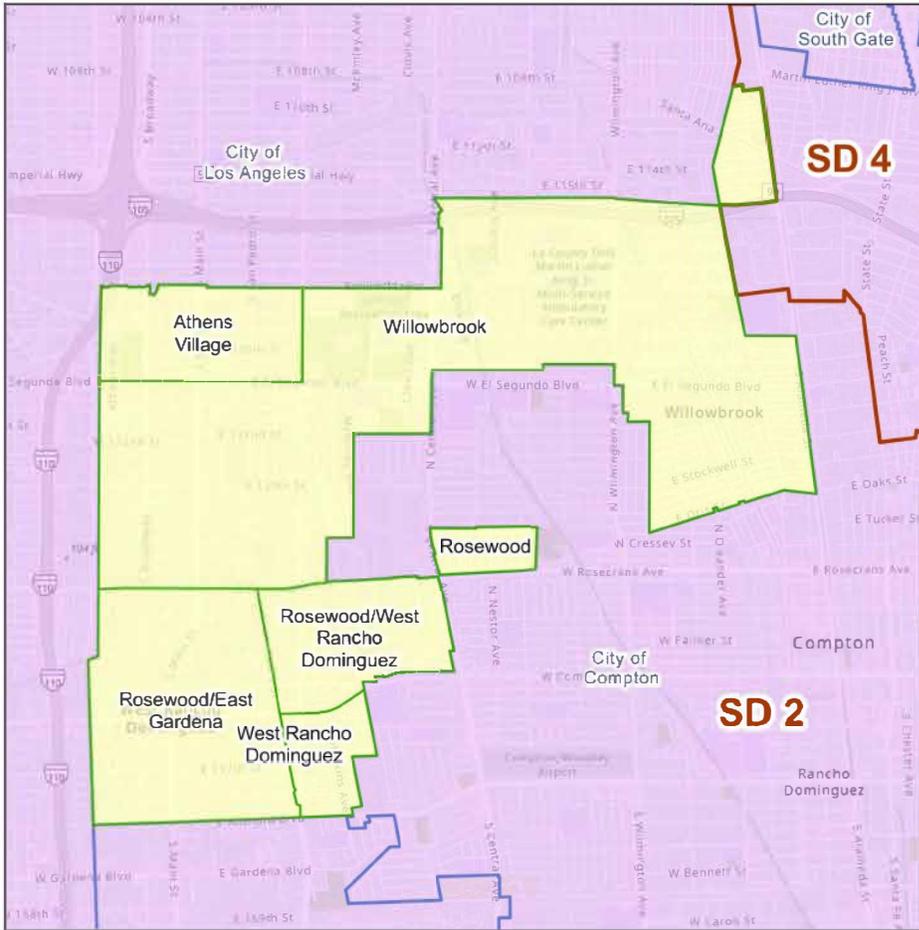
County of Los Angeles
**West Puente Valley/
 Valinda/South San Jose
 Hills District**

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District



Figure 15.64.075-R: West Puente Valley/Valinda/South San Jose Hills District Boundary



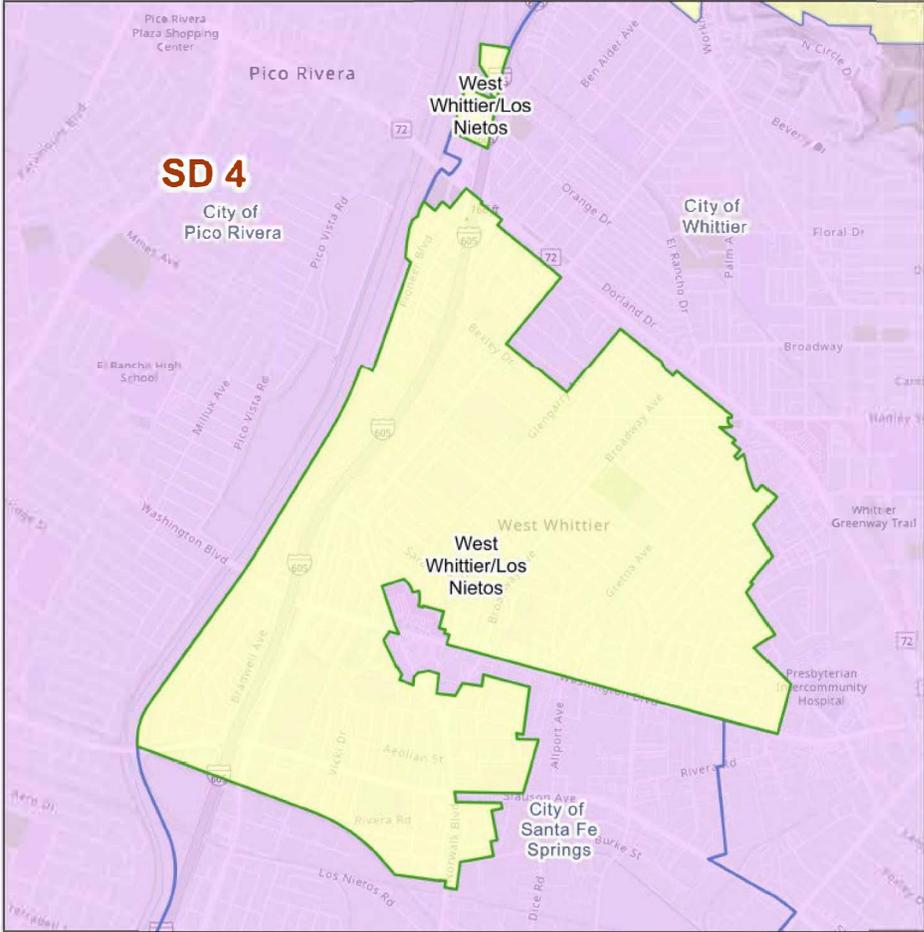
County of Los Angeles
West Rancho Dominguez/ Willowbrook District

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

Figure 15.64.075-S: West Rancho Dominguez/Willowbrook District Boundary



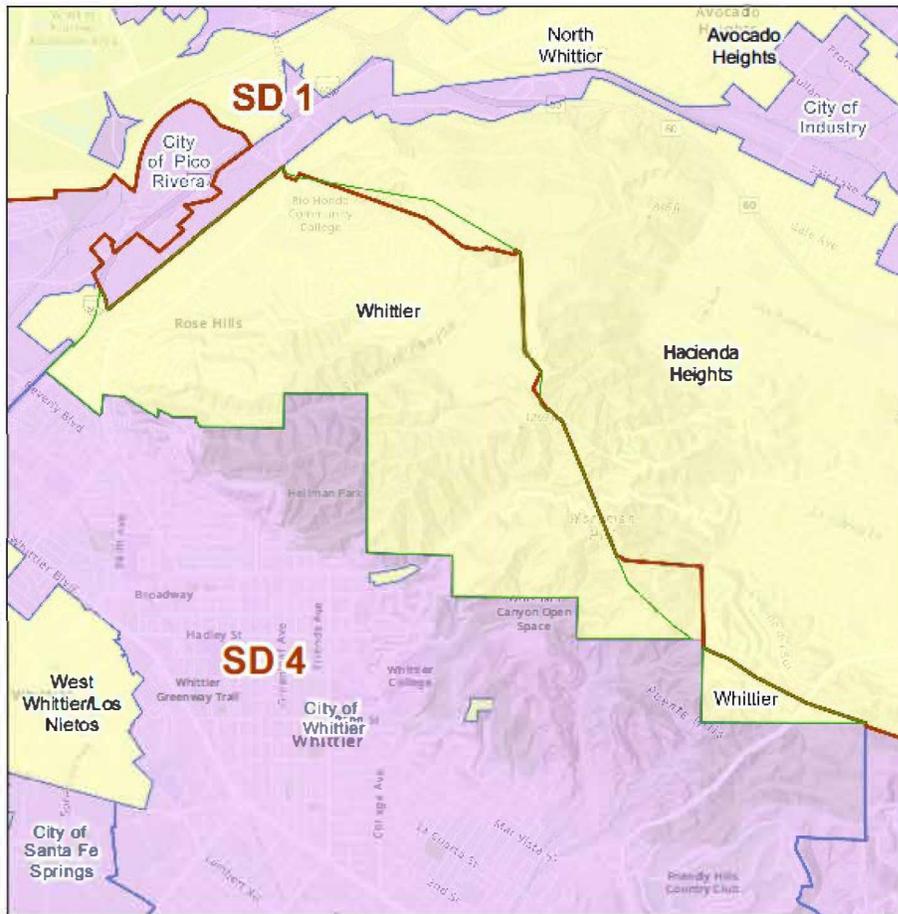
County of Los Angeles
West Whittier/Los Nietos District

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District

Key Map:

Figure 15.64.075-T: West Whittier/Los Nietos District Boundary



County of Los Angeles
Whittier District

Legend:

- NCV District Boundary
- Unincorporated Boundary
- City Boundary
- Supervisorial District






Figure 15.64.075-U: Whittier District Boundary

**BOARD LETTER/MEMO
CLUSTER FACT SHEET**

Board Letter

Board Memo

Other

CLUSTER AGENDA REVIEW DATE	2/18/2026	
BOARD MEETING DATE	3/17/2026	
SUPERVISORIAL DISTRICT AFFECTED	<input type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input checked="" type="checkbox"/> 5 th	
DEPARTMENT(S)		
SUBJECT	Negotiated Property Tax Exchange Joint Resolution – La Verne Reorganization 2024-03	
PROGRAM		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable	
DEADLINES/ TIME CONSTRAINTS		
COST & FUNDING	Total cost: \$	Funding source:
	TERMS (if applicable): Property Tax Transfer to City of La Verne: Base transfer (\$655) and parcel adjustment (0.202978056 of annual property tax increment) at 1/100 of a cent, loss per \$1,000 of adjusted assessed value.	
	Explanation: Property tax transfer and future revenue growth is negligible and will have minimal impact to the County.	
PURPOSE OF REQUEST	Adopt Joint Resolution for the Negotiated Exchange of Property Tax Revenue associated with the annexation involving the detachment of unincorporated territory from the County of Los Angeles and the annexation of said territory to City of La Verne.	
BACKGROUND (include internal/external issues that may exist including any related motions)	The City of La Verne proposes to annex 0.46± acres of uninhabited territory (single parcel) to the City and County Sanitation District No. 21, detachment from Consolidated Fire Protection District. The affected territory is located south of Baseline Road between St. Mark Avenue and Dawn Avenue, in unincorporated County adjacent to the City. The proposed annexation to the City is necessary for the parcel owner to obtain utility connections, such as water and sewer services.	
EQUITY INDEX OR LENS WAS UTILIZED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	

SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please state which one(s) and explain how:
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Doyle Chow, Principal Analyst, (213) 893-0055, dchow@ceo.lacounty.gov Robert Moran, Principal Analyst, (213) 974-1130, rmoran@ceo.lacounty.gov

BOARD OF
SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District



**Chief
Executive
Office.**

COUNTY OF LOS ANGELES

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, CA 90012
(213) 973-1101 ceo.lacounty.gov

ACTING CHIEF EXECUTIVE OFFICER

Joseph M. Nicchitta

"To Enrich Lives Through Effective and Caring Service"

March 17, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

JOINT RESOLUTION BETWEEN THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, THE CITY COUNCIL OF THE CITY OF LA VERNE, AND THE BOARD OF DIRECTORS OF THE COUNTY SANITATION DISTRICT NO. 21 OF LOS ANGELES COUNTY APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF UNINCORPORATED TERRITORY KNOWN AS REORGANIZATION NO. 2024-03 TO THE CITY OF LA VERNE (FIFTH DISTRICT) (3-VOTES)

SUBJECT

This action is to adopt the Joint Resolution for the Negotiated Exchange of Property Tax Revenue (Joint Resolution) associated with the reorganization involving the detachment of unincorporated territory from the County of Los Angeles (County), Consolidated Fire Protection District, and the annexation of said territory to the City of La Verne (City) and County Sanitation District No. 21 of Los Angeles County.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Joint Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the proposed actions do not meet the definition of a project for the reasons stated herein and the reasons reflected in the record.
2. Adopt the attached Joint Resolution between the Board of Supervisors (Board), as the governing body of the County, Consolidated Fire Protection District, the County Flood Control District, and on behalf of the LA County Library and Road District No. 5; the City Council of the City of La Verne; the Board of Directors of the County Sanitation District No. 21 of Los Angeles County, and the Three Valleys Municipal Water District, based on the negotiated exchange of property tax revenue as a result of the proposed Reorganization No. 2024-03, to annex approximately 0.46± acres of

uninhabited territory to the City and the County Sanitation District No. 21 of Los Angeles County, detach from the Consolidated Fire Protection District.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The City Council of the City of La Verne, the Board of Directors of the County Sanitation District No. 21 of Los Angeles County, and the Three Valleys Municipal Water District, have adopted the Joint Resolution based on the negotiated exchange of property tax revenue resulting from the proposed annexation of unincorporated territory to the City and County Sanitation District No. 21 of Los Angeles County. The territory to be annexed consists of 0.46± acres of uninhabited territory located south of Baseline Road between St. Mark Avenue and Dawn Avenue, adjacent to the City. The proposed annexation is necessary for the parcel owner to obtain utility connections, such as water and sewer services.

The City has its own fire department. Therefore, the annexation area will be detached from the Consolidated Fire Protection District and annexed to the City.

In order for the Local Agency Formation Commission (LAFCO) to proceed with the required hearings on the proposed annexation, the Board, as the governing body of the County, the Consolidated Fire Protection District, the County Flood Control District, and on behalf of the LA County Library and Road District No. 5, must adopt the Joint Resolution.

Implementation of Strategic Plan Goals

These actions support the County's Strategic Plan North Star 3 — Realize Tomorrow's Government Today — by strengthening our internal controls and processes while being cognizant of efficiency to continue good stewardship of the public trust and fiscal responsibility.

FISCAL IMPACT/FINANCING

The adopted Joint Resolution will transfer \$655 in base property tax revenue and 0.202978056 of the annual property tax increment in the affected Tax Rate Area from the County General Fund to the City, as contained in the Joint Resolution. The adjustment to the County's base will be made in the fiscal year following the filing of the statement of boundary change for Reorganization No. 2024-03 with the California State Board of Equalization.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to Part 3, Title 5 of the California Government Code, commencing with section 56000, the City adopted a resolution and filed an application with LAFCO to initiate proceedings for annexation of the subject territory to the City.

Section 99 of the California Revenue and Taxation Code (R&T Code) requires that prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service area, or service responsibilities will be altered by such change must address the fiscal impacts of the proposed annexation by negotiating a reallocation of property tax revenue between the affected agencies and approve and accept such reallocation by resolution. The City Council of the City, the Board of Directors of the County Sanitation District No. 21 of Los Angeles County, and the Three Valleys Municipal Water District have adopted the negotiated Joint Resolution, as required by

Section 99 of the R&T Code.

Adoption of the Joint Resolution by the Board will allow LAFCO to schedule the required public hearings to consider testimony on the proposed annexation. LAFCO will subsequently take action to approve, approve with changes, or disapprove the proposal for the annexation.

County Counsel has reviewed the Joint Resolution and has approved as to form.

ENVIRONMENTAL DOCUMENTATION

The proposed actions are not projects pursuant to CEQA, because they are activities excluded from the definition of a project by section 15378(b) of the State CEQA Guidelines. The proposed actions create a government funding mechanism, a fiscal activity which does not involve any commitment to any specific project, which may result in a potentially significant physical impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Upon the effective date of the annexation, the City will become responsible for providing municipal services to the annexing territory.

CONCLUSION

At such time as the recommendation is approved by the Board, please provide an approved copy of this letter and a copy of the signed Joint Resolutions to LAFCO Executive Officer, Paul A. Novak by email at pnovak@lalafco.org; return one approved copy of this letter and a copy of the signed Joint Resolutions to the Chief Executive Office – Budget and Operations Management Branch – Annexations and Financing Districts Division; and return one approved copy of this letter and a copy of the signed Joint Resolutions to the Auditor-Controller – Property Tax Apportionment Division.

The Honorable Board of Supervisors

3/17/2026

Page 4

Respectfully submitted,

JMN:JG:MM

RM:DC:cg

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Sheriff
Auditor-Controller
Fire
LA County Library
Parks and Recreation
Public Works
Regional Planning
Local Agency Formation Commission for the
County of Los Angeles

Draft

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS, AS THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES, THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, AND THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
AND THE
CITY COUNCIL OF THE CITY OF LA VERNE, THE BOARD OF DIRECTORS OF THE COUNTY SANITATION DISTRICT NO. 21 OF LOS ANGELES COUNTY AND THE THREE VALLEYS MUNICIPAL WATER DISTRICT, APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY KNOWN AS REORGANIZATION 2024-03 TO THE CITY OF LA VERNE AND DETACHMENT FROM THE CONSOLIDATED FIRE PROTECTION DISTRICT**

WHEREAS, the City of La Verne (City) initiated proceedings with the Local Agency Formation Commission for Los Angeles County (LAFCO) for the annexation of territory identified as Reorganization 2024-03 to the City;

WHEREAS, pursuant to Section 99 of the California Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies;

WHEREAS, the area proposed for annexation is located south of Baseline Road between St. Mark Avenue and Dawn Avenue. Approximately 0.459± acres of uninhabited territory will be annexed to the City of La Verne and County Sanitation District No. 21 of Los Angeles County and detach from the Consolidated Fire Protection District of Los Angeles County;

WHEREAS, the Board of Supervisors of the County of Los Angeles (County), as governing body of the County, the Consolidated Fire Protection District of Los Angeles County, the Los Angeles County Flood Control District, and on behalf of Road District No. 5, and the LA County Library; the City Council of the City; and the governing bodies of the Three Valleys Municipal Water District and the County Sanitation District No. 21 of Los Angeles County, have determined the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation of the unincorporated territory identified as Reorganization 2024-03, detachment from the Consolidated Fire Protection District, is as set forth below:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenue between the County and the City, resulting from Reorganization 2024-03 is approved and accepted for the reorganization of territory to the City of La Verne in Tax Rate Area 05111.

2. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2024-03 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, a base of Six Hundred, and Fifty-Five Dollars (\$655) in base property tax revenue attributable to Reorganization 2024-03, and 0.202978056 of annual property tax

increment attributable to Reorganization 2024-03 shall be transferred from the County of Los Angeles to the City of La Verne.

3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2024-03 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, 0.004605806 of annual property tax increment attributable to Reorganization 2024-03 shall be transferred from various agencies to the County Sanitation District No. 21 of Los Angeles County, and the various agencies share shall be reduced accordingly.

4. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2024-03 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, 0.183257162 of annual property tax increment attributable to Reorganization 2024-03 shall be transferred from the Consolidated Fire Protection District to the County, and the Consolidated Fire Protection District share shall be reduced to zero.

5. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2024-03 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue received by County Road District No. 5, attributable to Reorganization 2024-03, shall be transferred to the County, and the County Road District No. 5 share in the annexation area shall be reduced to zero.

/

PASSED, APPROVED AND ADOPTED this ___15th day of ___October_____,
2025 by the following vote:

AYES: DE JESUS, GOYTIA, ABSENT:
HANLON, KUHN, MARQUEZ, ROBERTO, TI
NOES: ABSTAIN:

Three Valleys Municipal Water District



Signature

Mike Ti, President
Print Name and Title

ATTEST:



Secretary

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(Signed in Counterpart)

MOTION BY SUPERVISOR HILDA L. SOLIS

March 3, 2026

New Warm Landing Place Facility Project: Approve and Establish Capital Project and Award a Progressive Design Build Agreement for Design and Construction of the New Warm Landing Place Facility project at 955 N. Vignes St., Los Angeles

The County of Los Angeles (County) through the Justice, Care and Opportunities Department (JCOD), is continuing its commitment to address homelessness and provide interim housing to County residents who have been impacted by the criminal justice system.

Led by JCOD, under LA County’s “Care First, Jails Last” vision, the proposed New Warm Landing Place Facility offers short-term transitional housing and essential voluntary services for justice-involved individuals who might not have a place to stay upon release from incarceration. The Warm Landing Place Facility bridges the gap between incarceration and reintegration by providing immediate care and pathways to long-term stability.

The proposed Warm Landing Place Facility Project consists of the design and construction of a multi-story facility that would house the Warm Landing Place program, an interim housing and services center. On May 21, 2024, the Board approved the acquisition of 955 North Vignes Street in the City of Los Angeles, for the Warm Landing

MOTION

Mitchell _____

Horvath _____

Hahn _____

Barger _____

Solis _____

MOTION BY SUPERVISOR HILDA L. SOLIS

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Place Interim Homeless Housing Project, and found the acquisition of the property for the purpose of operation of an interim housing facility, exempt from the California Environmental Quality Act (CEQA). Further, the Board authorized Public Works to proceed with the technical studies and design-build scoping documents in compliance with standard County contracting requirements.

The Property is located across the street from the Men's Central Jail, which is ideal to address the County's needs to house, on an interim basis, individuals exiting the correctional facility. The approximately 135 feet by 40 feet parcel currently has a vacant single-story structure that would be removed by the County. The proposed building's total gross floor area is approximately 13,000 square feet on three levels providing spaces for welcome and immediate needs such as greeting, counseling, health screening; ongoing services such classrooms and meeting spaces; temporary housing accommodations with private living spaces, bathrooms, kitchen, and eating area for up to 14 residents; and landscaped outdoor recreational areas. The non-resident personnel are expected to be composed of approximately 25 staff from JCOD, and 5 from other County departments.

The property improvement will include utilities connection and potentially some minor offsite improvements, such as sidewalk repairs. The facility will include on-site open landscaped areas and is expected to operate 24 hours a day, 7 days a week.

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The recommended actions, including approval of the proposed project and removal of the existing building and utilities, are exempt from the Community Workforce Agreement (CWA) by virtue of its "Interim Housing" occupancy, in accordance with CWA provision 1.9.2(b).

The capital project is currently funded with \$10,080,000 in Opioid Settlement revenue funding, which was approved by the Board in the Fiscal Year 2025-26 Supplemental Changes budget for preconstruction activities.

On September 18, 2025, Public Works issued a Request for Proposals (RFP) for Progressive Design-Build (PDB) services. The RFP was advertised on the County's "Doing Business with Los Angeles County" and Public Works' "Do Business with Public Works" websites, X, and in the *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *La Opinión*, *San Gabriel Valley Tribune*, *Pasadena Star News*, *The Daily Breeze*, *Los Angeles Times*, *Press Telegram*, *Santa Monica Daily Press*, and *World Journal*. Public Works also informed 1,733 Local Small Business Enterprises, 135 Social Enterprises, 196 Disabled Veteran Business Enterprises, 1,210 Community Business Enterprises, and 1,438 Community-Based Organizations about this business opportunity. The Department of Economic Opportunity informed 574 clients with the North American Industry Classification System (NAICS) code.

On November 6, 2025, five proposals were received. The Evaluation Committee

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comprised of representatives from the Chief Executive Office and Public Works evaluated proposals based on criteria described in the RFP, including technical response, construction experience, team organization and personnel qualifications, proposed approach, schedule, skilled and trained workforce, Local and Targeted Worker Hiring Program, and price. Based on the evaluation of the proposals, Abbott Construction LLC represents the best value firm to perform Progressive Design Build (PDB) services.

Public Works is proposing to deliver the Project by PDB as authorized under Public Contract Code Section 22185 et seq. In this delivery method, the PDB contractor acts as a consultant to the County in the pre-construction phase (Phase 1 or Design and Pre-construction Services) of the Project but assumes the risk as a general contractor during the construction phase (Phase 2 or Construction Services) overseeing all trade subcontracts and in carrying out the full scope of construction for the project. The PDB contractor provides Design and Pre-construction Services (at a fixed fee).

During the pre-construction phase, the PDB contractor provides Design and Pre-Construction Services, including programing, design, cost estimating, scheduling, and planning activities for the project, as well as support field investigations including, but not limited to, performing existing conditions investigations, geotechnical testing and investigations, utilities investigations, and make-ready work.

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The Design and Pre-construction Services will conclude by the PDB contractor providing a Guaranteed Maximum Price (GMP) for carrying out the full scope of construction for the project. The GMP is based on actual direct construction costs and allowances (open book accounting), plus a pre-agreed fee percentage submitted during the Request for Proposals. If, after negotiations, Public Works is satisfied that the GMP is reasonable and technically and financially viable, Public Works will return to the Board for approval to proceed with the Construction Services of the Project and other applicable Board approvals. The preliminary total cost estimate for the proposed project, including design and construction, is \$25,030,000.

A PDB Agreement, on a form previously approved by County Counsel, would be used. The PDB Agreement contains terms and conditions in compliance with the Chief Executive Officer's and the Board's requirements. The Agreement also includes a provision requiring the consultant firms track subcontractors' utilization of Local Small Business Enterprise (LSBE), Disabled Veterans Business Enterprise, and Social Enterprise Businesses.

If the project is approved, the term of the PDB Agreement shall commence on the date of the full execution of the Agreement and will continue for the duration of the project. The initial Notice to Proceed will be for Design and Pre-construction Services only from the date of full execution of the contract until final determination of the

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March 3, 2026

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recommended GMP.

Upon approval of the directives in this Board motion, Public Works would deliver the demolition of the existing structure and other due diligence or make-ready work using Board-approved Job Order Contracts (JOC).

In accordance with the Board's Civic Art Policy, the budget for the proposed Warm Landing Place Facility Project includes one percent of the eligible design and construction costs in the amount of \$ 91,000 to be allocated to Civic Art.

Additionally, in accordance with the provisions of the CWA executed on June 7, 2023, the project is exempt from the CWA due to the inclusion of interim housing. During the implementation of the Pre-construction Services, there would be no impact on current County services or projects as a result of the Board authorizing the recommended actions.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the proposed Warm Landing Place Facility project and related actions are statutorily exempt under CEQA for the reasons stated in this motion and in the record of the proposed project, including that the project is statutorily exempt as an emergency project pursuant to California Public Resources Code, Section 21080 (b) (4) and State CEQA Guidelines Section 15269 (c) since the proposed interim housing facility would provide facilities

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and services necessary to address homelessness and to prevent individuals from becoming homeless again and provide resources for successful reentry into the community, thus preventing and mitigating the ongoing state of emergency of homelessness. Further find that the proposed project is statutorily exempt pursuant to Public Resources Code Section 21080.27, Subsection (a) (6) (H), which applies to supportive housing, as the proposed interim housing facility would provide short-term housing, food, transportation, and supportive services to individuals immediately upon release from Downtown Los Angeles jails. Under the California Public Resources Code, Section 21080.27 (a) (6), the facility would meet the definition of a low-barrier navigation center, which is defined in Subdivision (a) of Section 65660 of the Government Code as a Housing First,¹ low-barrier, service-enriched shelter focused on rapidly connecting individuals experiencing homelessness to permanent housing, services, and benefits. Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the Office of Land Use and Climate

¹ Housing First is a homelessness assistance approach that prioritizes getting people experiencing homelessness into permanent, stable housing immediately, rather than making them complete treatment programs or meet "readiness" requirements first. This evidence-based model provides housing as a tool for recovery, with the idea that having a safe place to live is the foundation for individuals to improve their health, address other challenges like mental health or substance use, and achieve their personal goals.

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New Warm Landing Place Facility Project: Approve and Establish Capital Project and Award a Progressive Design Build Agreement for Design and Construction of the New Warm Landing Place Facility project at 955 N. Vignes St., Los Angeles

- Innovation in accordance with Section 21152 of the Public Resources Code and will post the Notice to the County's website in accordance with Section 21092.2.
2. Approve and establish the Warm Landing Place Facility project, Capital Project No. 6A026, with a total Phase 1 Design and Pre-construction Services budget of \$6,500,000, and authorize the Director of Public Works, or his designee, to proceed with the Phase 1 Design and Pre-construction Services of the Project.
 3. Authorize the Director of Public Works or his designee to execute a Progressive Design-Build Agreement with Abbott Construction LLC, for the Warm Landing Place Facility project for a Phase 1 Contract Sum of \$2,250,000 for the Design and Pre-construction Services; and authorize the issuance of a Notice to Proceed for the duration of the Phase 1 Design and Pre-construction Service until final determination and acceptance of the recommended GMP as set forth in the Progressive Design-Build Agreement.
 4. Delegate authority to the Director of Public Works, or his designee, to supplement Abbott Construction LLC's Phase 1 Contract Sum of \$2,250,000 for Design and Pre-construction Services by up to 25 percent, for a maximum Phase 1 contract sum of \$2,812,500.

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5. Authorize the Director of Public Works, or his designee, to perform due diligence and make ready work, including the demolition and removal of the existing structure, using Board-approved JOCs for a total not-to-exceed amount of \$1,500,000.
6. Authorize the Director of Public Works or his designee, whenever the interests of the County so require, in whole or in part and upon settlement of Termination Costs, to terminate for convenience this Progressive Design-Build Agreement in accordance with the provisions of the Agreement, and as approved by County Counsel.
7. Authorize one percent of the eligible design and construction costs, in the amount of \$ 91,000 to be allocated to Civic Art.

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MOTION BY SUPERVISOR HILDA L. SOLIS

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New Warm Landing Place Facility Project: Approve and Establish Capital Project and Award a Progressive Design Build Agreement for Design and Construction of the New Warm Landing Place Facility project at 955 N. Vignes St., Los Angeles

EXEMPTION FROM CLUSTERS: (Please check

if the motion is exempt from the cluster process and the reason for exemption)

See Rules of the Board, Section 22.2(f)

REASON FOR EXEMPTION:

- 1. Emergency, as provided by the Brown Act
- 2. Urgency, as provided by the Brown Act
- 3. Declaration and ratifications of emergency and all recovery and related actions
- 4. Fee waivers
- 5. Reward motions
- 6. Proclamations without substantive policy directives
- 7. Adjournments in a deceased person's memory
- 8. Presentation of scrolls
- 9. Actions that are in response to, or otherwise related to, any action taken by the federal government, including all of its branches and any department, agency, or instrumentality under their authority.

CLUSTERS: (Please check which cluster meeting the motion will be introduced)

- 1. Operations
- 2. Community Services
- 3. Family and Social Services
- 4. Health and Mental Health Services
- 5. Public Safety
- 6. Economic Development Policy Committee

CLUSTER MEETING DATE: February 18, 2026

BOARD MEETING DATE: March 3, 2026

AGN. NO. _____

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March 3, 2026

New Warm Landing Place Facility Project: Approve and Establish Capital Project and Award a Progressive Design Build Agreement for Design and Construction of the New Warm Landing Place Facility project at 955 N. Vignes St., Los Angeles

VOTES REQUIRED:

3-VOTES 4-VOTES 5-VOTES

CATEGORIES: (Please check those that apply)

- 1. Child Welfare
- 2. Community and Youth Empowerment
- 3. County and Municipal Services
- 4. Economic Justice
- 5. Economic and Workforce Development
- 6. Education
- 7. Environment and Environmental Justice
- 8. Fiscal
- 9. Governance
- 10. Health
- 11. Homelessness and Housing
- 12. Immigration
- 13. Public Safety and Diversion
- 14. Social Justice and Human Rights
- 15. Technology and Data
- 16. Arts, Culture, and the Creative Economy
- 17. Legislation
- 18. Parks and Open Space
- 19. Planning/Land Use
- 20. Transportation

AGN. NO. _____

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New Warm Landing Place Facility Project: Approve and Establish Capital Project and Award a Progressive Design Build Agreement for Design and Construction of the New Warm Landing Place Facility project at 955 N. Vignes St., Los Angeles

- 21. Veterans
- 22. Delegated Authority

BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

CLUSTER AGENDA REVIEW DATE	2/11/2026	
BOARD MEETING DATE	3/3/2026	
SUPERVISORIAL DISTRICT AFFECTED	<input checked="" type="checkbox"/> All <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th	
DEPARTMENT(S)	Department of Regional Planning	
SUBJECT	Authorization to Accept a Grant Award from Southern California Association of Governments Regional Early Action Planning 2.0 (REAP 2.0) Grant to fund the Infill ADU Grant Program, and to enter into an agreement with San Gabriel Valley Habitat for Humanity to administer the Infill ADU Grant Program.	
PROGRAM		
AUTHORIZES DELEGATED AUTHORITY TO DEPT	<input checked="" type="checkbox"/> Yes X <input type="checkbox"/> No	
SOLE SOURCE CONTRACT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No X	
	If Yes, please explain why:	
SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable	
DEADLINES/ TIME CONSTRAINTS	Board action is required by early 2026 to meet grant deadlines.	
COST & FUNDING	Total cost:	Funding source:
	\$	SCAG REAP 2.0
	TERMS (if applicable):	
	Explanation: \$3.8 million from REAP 2.0 program to fund the Infill ADU Grant Program	
PURPOSE OF REQUEST	To authorize the Director of the Department of Regional Planning to accept \$3.8 million from the REAP 2.0 grant program from the Southern California Association of Governments to implement the Infill ADU Grant Program, which will support production of 35 to 50 new ADUs within areas meeting the REAP 2.0 definition for infill and qualifying households in unincorporated communities, with a particular emphasis on properties within the Eaton Fire perimeter.	
BACKGROUND (include internal/external issues that may exist including any related motions)	The REAP 2.0 program was established by the state legislature as part of the 2021 California Comeback Plan under Assembly Bill (AB) 140 to confront the statewide housing affordability crisis. The REAP 2.0 grant funds will be awarded by SCAG through the Subregional Partnership Program 2.0 (SRP 2.0) to the Department to pursue and complete the Infill ADU Grant Program.	
EQUITY INDEX OR LENS WAS UTILIZED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain how: The Department will utilize the grant funds to implement the Infill ADU Grant Program, which will implement various programs in the County's Housing Element that affirmatively further fair housing and support ADU production.	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: This project supports the Board-directed priorities including Homeless Initiative, Sustainability, and Anti-Racism, Diversity and Inclusion (ARDI).	

	Implementation of the project supports attainment of various Strategies of the County Strategic Plan to create housing opportunities.
DEPARTMENTAL CONTACTS	Connie Chung, Deputy Director cchung@planning.lacounty.gov

March 3, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

AUTHORIZATION TO SUBMIT AND ACCEPT A GRANT AWARD FROM THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S REGIONAL EARLY ACTION PLANNING 2.0 (REAP 2.0) GRANT TO DEVELOP AND IMPLEMENT AN INFILL ACCESSORY DWELLING UNIT GRANT PROGRAM AND ENTER INTO AN AGREEMENT WITH SAN GABRIEL VALLEY HABITAT FOR HUMANITY FOR IMPLEMENTATION OF THE INFILL ACCESSORY DWELLING UNIT GRANT PROGRAM (ALL SUPERVISORIAL DISTRICTS) (3-VOTES)

SUBJECT

Recommendation to authorize the Director of the Department of Regional Planning (DRP) to submit, accept and implement a grant award from the Southern California Association of Governments (SCAG) for the State of California Regional Early Action Planning 2.0 (REAP 2.0) Grant Program (Grant Program) to fund an Infill Accessory Dwelling Unit (ADU) Grant Program , and to enter into an agreement with the San Gabriel Valley Habitat for Humanity (SGVH4H) for implementation of said program.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the acceptance of the grant award is not a project pursuant to Section 15378(b)(4) of the California Environmental Quality Act (CEQA) Guidelines.
2. Adopt the attached Resolution to accept grant funding of approximately \$3,800,000 from the REAP 2.0 Grant Program for the Infill Accessory Dwelling Unit Grant Program and authorize the Executive Officer of the Board to execute the Resolution.
3. Authorize the DRP Director, or her designee, to execute any and all necessary documents to administer the grant, including but not limited to a Memorandum of Understanding with SCAG and an agreement with the SGVH4H to implement the grant.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Increasing the availability of housing, including affordable housing, is critical to bettering the quality of life for all Californians. The REAP 2.0 was established by the State of California Legislature as part of the 2021 California Comeback Plan under AB 140. The purpose of REAP 2.0 is to confront the statewide housing affordability crisis by building and expanding on the success of the REAP 2019 program, integrating housing and climate goals and allowing for broader planning and implementation investments to facilitate housing supply, choice, and affordability. SCAG allocated \$3,800,000 in REAP 2.0 grant funds through the Subregional Partnership Program 2.0 (SRP 2.0) to the DRP to pursue and complete the Grant Program.

REAP 2.0-funded activities must meet specific program objectives, which are to accelerate infill development that facilitates housing supply, choice, and affordability; affirmatively further fair housing; and reduce vehicle miles traveled. Furthermore, all residential development must be in areas meeting the definition for “infill” provided in the REAP 2.0 guidelines.

DRP will work with the SGVH4H to develop and implement the Grant Program. The grants will subsidize ADU construction for at least 35 and up to 50 qualifying households in unincorporated Los Angeles County, with particular emphasis on properties within the Eaton Fire perimeter. The Program will require a 10-year covenant requiring the ADU to be used for housing purposes for households earning no more than 120% of the Area Median Income. Qualifying properties must meet locational criteria and be zoned R-1, R-2 or the equivalent zoning in specific plans. All ADUs must be under construction or completed by December 31, 2030.

Approval of the recommendation will enable the DRP to accept the grant and enter into various agreements to implement the Grant Program. The conditions of the grant acceptance require a Resolution from the governing board authorizing DRP to enter into an agreement with SCAG.

Implementation of Strategic Plan Goals

Acceptance of the funds and participation in the Grant Program supports the County’s Strategic Plan ***North Star 1: Make Investments That Transform Lives*** and the ***Housing and Homelessness*** goal by supporting fire survivors to rebuild and return to Altadena. This action will also assist in preventing displacement, stabilizing housing and creating affordable rental and homeownership opportunities in unincorporated Los Angeles County.

FISCAL IMPACT/FINANCING

The total cost for the above-mentioned work program is estimated to be \$3,800,000 and will be fully offset by the REAP 2.0 grant funding. The funds will be used to reimburse DRP staff for administrative costs not to exceed 5% or \$190,000. The remainder of the funds will be used

by SGVH4H for program management and distributed in the form of grants to qualifying households.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

All documents required for the acceptance of the awarded grant and implementation of the program will be subject to review and approval by County Counsel prior to execution by the Director of DRP.

ENVIRONMENTAL DOCUMENTATION

The acceptance of the grant is not a project for which review is required under CEQA. Section 15378(b)(4) of CEQA states that a "Project" does not include the "creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment."

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended action is not anticipated to have negative impacts on existing programs or services.

CONCLUSION

The Executive Office is requested to provide a certified copy of the executed Resolution to DRP. For further information, please contact Connie Chung, Advance Planning Deputy Director, at (213) 893-7038 or cchung@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

AJB:CC:ia

Attachment:

1. Draft Board Resolution

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES**

**APPROVING THE EXECUTION OF AN AGREEMENT AND ANY AMENDMENTS FOR
RECEIVING FUNDING FROM THE REGIONAL EARLY ACTION PLANNING GRANT
PROGRAM OF 2021 (REAP 2.0) FOR THE INFILL ACCESSORY DWELLING UNIT
GRANT PROGRAM**

WHEREAS, the Regional Early Action Planning Grant Program of 2021 (“REAP 2.0”) was established by the state legislature as part of the 2021 California Comeback Plan under AB 140 to confront the statewide housing affordability crisis by building and expanding on the success of the REAP 2019 Program by integrating housing and climate goals and allowing for broader planning and implementation investments to facilitate housing supply, choice, and affordability; and

WHEREAS, REAP 2.0 funded activities must meet the program objectives, which are to accelerate infill development that facilitates housing supply, choice and affordability; affirmatively further fair housing; and reduce vehicle miles traveled. Further, all grant funded residential development must be in areas meeting the definition for “In Fill” provided in the REAP 2.0 Guidelines; and

WHEREAS the Southern California Association of Governments (“SCAG”) awards REAP 2.0 funds through the Subregional Partnership Program 2.0 (“SRP 2.0”); and

WHEREAS, the Department of Regional Planning (“Regional Planning”) seeks to develop the Infill Accessory Dwelling Unit Grant Program to administer funds in partnership with Habitat for Humanity to fund the construction of accessory dwelling units (“ADU”) for qualifying households in the unincorporated areas of Los Angeles County, with a particular emphasis on the Eaton Fire perimeter utilizing \$3.8 million in REAP 2.0 funds; and

WHEREAS, the SCAG REAP 2.0 Grant Program Guidelines require the County Board of Supervisors to adopt a resolution authorizing Regional Planning to enter into an agreement with SCAG to receive \$3.8 million in REAP 2.0 funds;

WHEREAS, pursuant to Section 15268 of the California Environmental Quality Act (“CEQA”) Guidelines and California Public Resources Code section 21080(b)(1), the Infill ADU Project, for which the REAP 2.0 funds would be awarded to, is statutorily exempt as ADUs are ministerially approved.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles that:

- (1) The Infill ADU Project is exempt under CEQA.
- (2) The County of Los Angeles is an eligible applicant as determined by the REAP 2.0 and SRP 2.0 Grant Program Guidelines.
- (3) The County shall be subject to the terms and conditions as specified in the SCAG REAP 2.0 Grant Program, the SCAG REAP 2.0 Grant Program Guidelines, and REAP 2.0. Grant funds are to be used for allowable expenditures as specifically identified in the grant agreement.
- (4) The Regional Planning Director or her designee is authorized to enter into the SCAG REAP 2.0 agreement and any amendments, complete the Infill ADU Grant Program, enter into an agreement with San Gabriel Valley Habitat for Humanity for implementation of said program.

The foregoing resolution was adopted on the ____ day of _____, 2026, by the Board of Supervisors of the County of Los Angeles as the governing body of the Department of Regional Planning.

Edward Yen
Executive Officer Board of Supervisors

By
Deputy

APPROVED AS TO FORM:

By
Casey Yourn

County Counsel

DRAFT