

CITY OF LOS ANGELES

CALIFORNIA

Frederick L. Jackson
INTERIM GENERAL MANAGER



KAREN BASS
MAYOR

**ECONOMIC AND
WORKFORCE
DEVELOPMENT
DEPARTMENT**

444 SOUTH FLOWER STREET, 14TH FLOOR
LOS ANGELES, CA 90071

April 23, 2026

Council File No.: 12-0049-S17
Council District: 8
Contact Person: Blair Miller,
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The Honorable Karen Bass
Mayor, City of Los Angeles
Room 303, City Hall
Attn: Legislative Coordinator

Honorable Members of City Council
City of Los Angeles
City Hall, Room 395
Attn: City Clerk

Attention: Economic Development and Jobs Committee

TRANSMITTAL: REQUEST FOR AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS (RFP) FOR DEVELOPMENT OF 1636 WEST MANCHESTER AVENUE

RECOMMENDATIONS

The Interim General Manager of the Economic and Workforce Development Department (EWDD) respectfully requests that the City Council, subject to the approval of the Mayor as required:

1. AUTHORIZE the Economic and Workforce Development Department (EWDD), or designee, to prepare and release a Request For Proposals (RFP) for the development of 1636 W. Manchester Avenue.
2. INSTRUCT EWDD, or designee, to report back to the City Council with the results of the RFP process, including recommended developer selection and a request for authorization to negotiate and execute an Exclusive Negotiating Agreement (ENA).

BACKGROUND

On September 5, 2025, the City Council directed the Economic and Workforce Development Department (EWDD) to report back on potential disposition options for 1636 W. Manchester Avenue (Site), with the goal of identifying uses that deliver both economic development opportunities and affordable housing.

PROPERTY ANALYSIS

The subject City-owned Site commonly known as 1636 W. Manchester Avenue consists of three contiguous vacant lots under a single Assessor's Parcel Number (6037001900), formally addressed as 1630, 1636, and 1640 West Manchester Avenue in Council District 8. The combined lots totals approximately 19,519 square feet and is located on the south side of West Manchester Avenue between South Denker Avenue and South Harvard Avenue. The parcels are currently unimproved, with no existing buildings or structures.

Zoning

The site is zoned C2-1-CPIO and designated Community Commercial in the South Los Angeles Community Plan. It is located within the General Corridor Subarea (Subarea C) of the South Los Angeles Community Plan Implementation Overlay (CPIO), the Vermont/Manchester Recovery Redevelopment Plan, and the South Los Angeles Alcohol Sales Specific Plan.

Uses

Retail uses are permitted by-right in the C2-1-CPIO zone, subject to South Los Angeles CPIO restrictions on certain uses (e.g., auto-related, off-site alcohol sales). Mixed-use developments are also permitted by-right and may utilize substantial density and development incentives.

Environmental

A Phase I Environmental Site Assessment (ESA) was completed for Site in February 2019. The assessment identified no recognized environmental conditions and states that no additional environmental investigation is recommended at this time.

Surplus Land Act

The Site qualifies for the Small Parcel Exemption under Government Code § 54221(f)(1)(B) because the three contiguous parcels total approximately 19,519 square feet (0.448 acres), which is less than one-half acre. In a subsequent report, EWDD will request the City Council formally declare the Site as exempt surplus land and submit the declaration to the California Department of Housing and Community Development (HCD) for review and formal acknowledgement.

REQUEST FOR PROPOSALS

This request seeks authorization to release a RFP for the development of the Manchester Avenue Site. The RFP would be offered for commercial or mixed-use development with residential components (market-rate or affordable). The selected developer will enter into an Exclusive Negotiation Agreement (ENA) that may lead to a Disposition and Development Agreement (DDA) for a long-term ground lease or sale of the Site.

Development proposals should comply with the site's C2-1-CPIO zoning, Community Commercial designation in the South Los Angeles Community Plan, and all South LA CPIO restrictions (including prohibitions on certain auto-related uses, off-site alcohol

sales, smoke shops, and check-cashing businesses). Projects are encouraged to incorporate community input from the prior engagement process. Proposals will be evaluated and scored out of 100 points in the following weighted criteria:

- Development Team Qualifications & Financial Capacity
- Proposed Development & Design
- Financial Feasibility of the Proposed Project
- Compliance Strategy, and
- Interview & References

The evaluation process includes a virtual pre-proposal conference, BIP outreach requirements, and a 90-day review period, with final selection anticipated following interviews. The highest-scoring responsive proposer(s) will be recommended to the Mayor and City Council for selection and authorization to enter into an Exclusive Negotiating Agreement.

Sincerely,

Frederick L. Jackson

[Frederick L. Jackson \(Apr 23, 2026 09:06:03 PDT\)](#)

FREDERICK L. JACKSON
Interim General Manager

FJ:BLM:MC