

0220-06311-0001

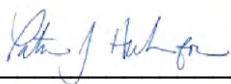
**T R A N S M I T T A L**TO  
City CouncilDATE  
07-16-25

COUNCIL FILE NO.

FROM  
Boundary Adjustment BoardCOUNCIL DISTRICT  
5

At its regular meeting held on July 1, 2025, the Boundary Adjustment Board approved the recommendations of the attached report from the City Administrative Officer regarding the Local Area Formation Commission Notice of Filing known as Reorganization 2021-11 in which 0.64 acres of Los Angeles County territory will be detached and annexed by the City of Los Angeles. The parcel is located south of the intersection of Beverly Boulevard and Genesee Avenue.

**Fiscal Impact Statement:** There is no fiscal impact to the General Fund from approval of the recommendations in this report.



Matthew W. Szabo  
City Administrative Officer

Attachment – June 13, 2025 Report from the City Administrative Officer regarding Fiscal and Operational Impacts Resulting from Reorganization 2021-11, Tax Transfer Resolution, LAFCO Notice of Filing, and Department Responses

MWS:PJH/JVW:JPQ:10260001t

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

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Date: June 13, 2025

CAO File No. 0220-06311-0000

Council File No.

Council District: 5

To: The Boundary Adjustment Board

From: *for* Matthew W. Szabo, City Administrative Officer *Yolanda Chavez*

Reference: Local Agency Formation Commission of Los Angeles County transmittal dated March 9, 2022; Joint Resolution Tax Transfer Resolution Document transmitted October 23, 2024

Subject: **JOINT RESOLUTION APPROVING AND ACCEPTING THE ANNEXATION OF 0.64 ACRES OF UNINHABITED COUNTY-OWNED TERRITORY KNOWN AS REORGANIZATION 2021-11 LOCATED SOUTH OF THE INTERSECTION OF BEVERLY BOULEVARD AND GENESEE AVENUE TO THE CITY OF LOS ANGELES, DETACHMENT FROM THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY AND THE WEST BASIN MUNICIPAL WATER DISTRICT**

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### RECOMMENDATION

1. Approve the proposed annexation of 0.64 acres of uninhabited County-owned territory known as Reorganization 2021-11 located south of the intersection of Beverly Boulevard and Genesee Avenue in Council District Five and the negotiated base property tax revenue to the City of Los Angeles in Tax Rate Area 01366;
2. Adopt the proposed Joint Tax Transfer Resolution approving and accepting the negotiated exchange of property tax revenues of \$18,506 and .272305566 of annual tax increment to the City of Los Angeles attributable to Reorganization No. 2021-11;
3. Instruct and authorize the City Administrative Officer, with the assistance of any other City departments deemed necessary, to take all necessary steps to submit the Joint Tax Transfer Resolution to the Local Agency Formation Commission for the detachment; and,
4. Instruct and authorize the City Administrative Officer and Chief Legislative Analyst to ensure the pertinent City departments, after the effective date of the annexation, assume responsibility for the enforcement of flood plain management regulations within the area annexed by the City and administering compliance with the National Flood Insurance Program, to report back on any additional fiscal or operational impacts and to make any technical corrections necessary to effectuate the Council's intent.

## SUMMARY

On October 23, 2024, the County of Los Angeles (County) submitted a proposed Joint Tax Revenue Resolution (Resolution, Attachment 1) authorizing the annexation of an approximately 0.64 acres of uninhabited territory located southeast of the intersection of Beverly Boulevard and Genesee Avenue. The property is known as Reorganization 2021-11 and is owned by Television Studios, LLC. The parties to this Resolution are the County Board of Supervisors, the Consolidated Fire Protection District of Los Angeles County, and the City Council of the City of Los Angeles (City) (Attachment 2). In addition to the proposed annexation, Reorganization 2021-11 also proposes detachment of the subject territory from the Consolidated Fire Protection District of Los Angeles County and the West Basin Municipal Water District (county entities).

The Resolution and negotiations were conducted pursuant to Section 99 of the California Revenue and Taxation Code, for specified jurisdictional changes, and initiated following a March 9, 2022 notification from the Local Agency Formation Commission (LAFCO) to the County of its intent to annex Reorganization 2021-11 to the City and detach from Los Angeles County West Basin Municipal Water District. The property tax revenue attributable to Reorganization 2021-11 to be transferred to the City will start at a base amount of \$18,506 and .0272305566 of annual property tax increment attributable to Reorganization 2021-11.

This Office surveyed all City departments on the potential operational and fiscal impacts of the proposed detachment and assumption of the regulatory, administrative and monitoring responsibilities associated with the National Flood Insurance Program in connection with the area to be annexed by the City. Three departments submitted affirmative responses with the remaining reporting no anticipated impacts from the proposed annexation (Attachment 3). The Bureau of Street Lighting (BSL/Bureau) and Los Angeles Police Department (LAPD) indicated that there could be potential operational or fiscal impacts. The Department of City Planning (DCP) noted there would be minimal impacts to that department as DCP had initially received the request for the annexation and package of entitlement in 2021. No other impacts were reported.

As part of this process, the Boundary Adjustment Board (Board) must review the financial and operational impacts of the proposed land detachment and make recommendations to the City Council regarding any potential boundary changes to the City in accordance with the Los Angeles Administrative Code Section 22.178. Upon approval and execution by the Mayor, this Office will submit the Resolution to the County for its consideration and processing.

## BACKGROUND

*Reorganization 2021-11* – This parcel to be annexed by the City is currently a portion of a parking lot, measuring approximately 100 feet by 275 feet or 0.64 acres in area and located southeast of the intersection of Genesee Avenue and Beverly Boulevard. This County parcel is located in Council District 5, surrounded on all sides by City property and owned by Television Studios, LLC. The annexation is associated with the TVC 2050 Project (Project), a studio campus, which was approved by the City Council on January 17, 2025, including a pre-zone to allow the annexation. (C.F. No. 24-1315). The total Project site is 25 acres.

In March 2022, LAFCO notified the City and the County of an application for a proposal to annex Reorganization 2021-11 to the City and detach it from the County and county entities. Subsequent to the notification and pursuant to Section 99 of the California Revenue and Taxation Code, for specified jurisdictional changes, the County and the City negotiated the terms of the resolution and determined the amount of property tax revenue to be exchanged which resulted in a base amount of \$18,506 and .0272305566 of annual property tax increment attributable to Reorganization 2021-11. In October 2024, and following negotiation among the parties, the County submitted the proposed Resolution to the City for further action. Following the City's consideration, the County will consider and finalize the resolution.

*City Department Operational and Financial Impact of the Proposed Annexation* – On December 20, 2024, this Office issued a memo and survey to all City departments, including proprietary departments, requesting they identify and quantify any potential operations or financial impacts to department functions that would result from the proposed annexation of property. Departments were also asked to consider the potential operational and fiscal impacts of assumption of the regulatory, administrative and monitoring responsibilities associated with the National Flood Insurance Program in connection with the area to be annexed by the City. Three departments reported impacts with the remaining reporting no anticipated impacts from the proposed annexation. BSL and LAPD indicated that there could be potential operational or fiscal impacts.

DCP noted there would be minimal impacts to that department as DCP received the request for the annexation of property by the City as well as a package of entitlement projects related to the annexation in 2021. Attachment 3 to this report provides a summary of departments' responses as well as the memos submitted. Additional Information on BSL, LAPD and DCP's response:

- BSL indicated that a street lighting assessment may need to be performed and a new lighting district created. It is yet to be determined how much an assessment for a parcel this size would cost.
- LAPD indicated that, based on a previous annexation and assuming a similar land use intensity and service needs, police service costs may increase by \$2,335. As the property is a portion of a parking lot entirely surrounded by the City, it is unlikely that there will be an increase in police services.
- DCP noted receipt of the request for the detachment of County property and entitlements related to the development of the Television City (TVC) 2050 Project in 2021. The TVC 2050 Project will establish the TVC 2050 Specific Plan for an approximately 25-acre site that will include the proposed annexed property. The DCP reported that fees for entitlement processing were paid at the time of filing and any costs associated with improvements will be recuperated through fees.

As the parcel is surrounded by the City, the County noted that no services are being transferred as any services already established and performed by the City would continue without interruption.

*Council, Mayor, and LAFCO Review Process* – As part of this process, the Board must review the financial and operational impacts of the proposed land detachment and make recommendations to City Council regarding any potential boundary changes to the City in accordance with the Los



Angeles Administrative Code Section 22.178. Upon approval and execution by the Mayor, this Office will submit the Resolution to LAFCO for finalization of the annexation. Following review for completeness of required documentation and all parties have signed the Resolution, LAFCO will send notice and the annexation process will be completed.

*Joint Tax Transfer Resolution* – The Resolution details transfers to be made between County entities and between the County and the City. This includes how any property taxes generated from a property will be distributed between government entities in addition to any change in jurisdictions and related spheres of influence. For the proposed Reorganization 2021-11, this document states that property taxes allocated to the County and the county entities will transfer to the City. In addition, the City will be responsible for the enforcement of flood plain management regulations. The Bureau of Engineering has determined that the proposed property is not in a major flood zone and the impact of the boundary adjustment, if any, will be minimal.

The Resolution relies on and uses information collected from the County to quantify the tax amount generated. For this annexation, the Resolution states that a base tax of \$18,506 will be transferred from the County to the City. This Office was unable to conduct its own review based on tax information related to tax rate areas.

The LAFCO requires City action on the Resolution to move forward with the finalization of the Reorganization 2021-11, including the land annexation from the County. Council and Mayoral approval will authorize this Office to complete all steps consistent to allow LAFCO to proceed and process the boundary adjustment with the City and the County. Our City Attorney has reviewed and approved the document as to form. This Office has reviewed the proposed annexation of County territory and recommends approval.

## **FISCAL IMPACT STATEMENT**

Potential revenues in the amount of \$18,506 will be received from property taxes on an annual basis with .0272305566 of annual property tax increment. Calculation of the property tax revenues are based on the County's information. Based on land use and size, there is no anticipated impact to the General Fund for services for the annexed property as the property tax revenues appear sufficient to offset the negligible estimated costs reported.

## **FINANCIAL POLICIES STATEMENT**

The recommendations of this report comply with the City's Financial Policies in that the recommended actions should not result in a net impact to the General Fund as the projected property tax revenue is ongoing and may be sufficient to offset the projected ongoing related monitoring and administrative costs of the property.

Attachment 1: Joint Tax Transfer Resolution  
Attachment 2: Reorganization 2021-11 Notification  
Attachment 3: Department Responses Summary

MWS:PJH/YC:JVW:JPQ:10250214

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS, AS THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES AND THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, AND THE CITY COUNCIL OF THE CITY OF LOS ANGELES, APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY KNOWN AS REORGANIZATION 2021-11 TO THE CITY OF LOS ANGELES, DETACHMENT FROM THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY AND THE WEST BASIN MUNICIPAL WATER DISTRICT**

**WHEREAS**, the applicant initiated proceedings with the Local Agency Formation Commission for Los Angeles County (LAFCO) for the annexation of territory identified as Reorganization 2021-11 to the City of Los Angeles (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 identified as Reorganization 2021-11 and approximately 0.64± acres of uninhabited territory to the City of Los Angeles; and affected territory is located south of the intersection of Beverly Boulevard and Genesee Avenue in unincorporated Los Angeles County adjacent to the City of Los Angeles;

**WHEREAS**, upon annexation of the proposed area to the City, the territory shall be detached from the Consolidated Fire Protection District of Los Angeles County;

**WHEREAS**, upon annexation of the proposed area to the City, the territory shall be withdrawn from the Road District No. 3;

**WHEREAS**, upon annexation of the proposed area to the City, the territory shall be withdrawn from the LA County Library;

**WHEREAS**, upon annexation of the proposed area to the City, the territory shall be detached from the West Basin Municipal Water District;

**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, and on behalf of Road District No. 3, and the LA County Library; the City Council of the City of Los Angeles, 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 2021-11, 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 2021-11 is approved and accepted for the annexation of territory to the City of Los Angeles in Tax Rate Area 01366.

2. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2021-11 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the tax-sharing ratio allocated to the Consolidated Fire Protection District in the area subject to Reorganization 2021-11 shall be reduced to zero.

3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2021-11 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue allocated to County Road District No. 3, in the area subject to Reorganization 2021-11 shall be transferred to the County of Los Angeles, and the County Road District No. 3 share in the annexation area shall be reduced to zero.

4. For the fiscal year commencing in the year after the filing of the statement of boundary change for Reorganization 2021-11 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue allocated to the LA County Library, in the area subject to Reorganization 2021-11 shall be transferred to the County of Los Angeles, and the LA County Library share in the annexation area 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 2021-11 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, a base of Eighteen Thousand Five Hundred Six dollars (\$18,506) in base property tax revenue attributable to Reorganization 2021-11, and 0.272305566 of annual property tax increment attributable to Reorganization 2021-11 shall be transferred from the County of Los Angeles to the City of Los Angeles.

6. The City acknowledges that from and after the effective date of Reorganization 2021-11, the City will be responsible for the enforcement of flood plain management regulations within the area annexed by the City and shall assume responsibility for administering compliance with the National Flood Insurance Program in connection with the area annexed by the City.

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PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_,  
202\_ by the following vote:

AYES:

ABSENT:

NOES:

ABSTAIN:

West Basin Municipal Water District

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

ATTEST:

\_\_\_\_\_  
Secretary

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(Signed in Counterpart)



## NOTICE OF FILING

### Voting Members

Jerry Gladbach  
Chair

Donald Dear  
1st Vice-Chair

Gerard McCallum  
2nd Vice-Chair

Kathryn Barger  
Richard Close  
Margaret Finlay  
John Mirisch  
Holly Mitchell  
Vacant  
(City of Los Angeles)

### Alternate Members

Lori Brogin-Falley  
Michael Davitt  
Janice Hahn  
David Lesser  
Mel Matthews  
Vacant  
(City of Los Angeles)

### Staff

Paul Novak  
Executive Officer

Adriana Romo  
Deputy Executive Officer

Amber De La Torre  
Doug Dorado  
Adriana Flores  
Alisha O'Brien

80 South Lake Avenue  
Suite 870  
Pasadena, CA 91101  
Phone: 626/204-6500  
Fax: 626/204-6507

[www.lalafco.org](http://www.lalafco.org)

City of Los Angeles

Los Angeles County Supervisor Sheila Kuehl

Los Angeles County Chief Executive Office

Consolidated Fire Protection District

Los Angeles County West Vector & Vector-Borne Control District

Los Angeles Unified School District

Los Angeles County Office of Education

West Basin Municipal Water District

**LAFCO File: Reorganization No. 2021-11 to the City of Los Angeles**

Pursuant to Government Code Section 56658, notice is hereby given that an application for the proposed annexation listed above has been received by the Local Agency Formation Commission (LAFCO). The application proposes to annex approximately .64± acres of uninhabited territory to the City of Los Angeles and detach from the Consolidated Fire Protection District of Los Angeles County and West Basin Municipal Water District. The affected territory is located south of the intersection of Beverly Blvd and Genesee Avenue, in Los Angeles County unincorporated territory adjacent to the City of Los Angeles.

Pursuant to Government Code section 56662(a) the Commission may make determinations upon the proposed reorganization without notice and hearing and may waive protest hearing if the affected territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing during the 10-days following this notice, and satisfactory proof has been provided to LAFCO that all the landowners within the affected territory have given their written consent to the proposed annexation.

The proposal application, map, and geographic description are attached for your review. Please submit comments, if any, to the LAFCO office by April 11, 2022.


If you have any questions about this proposal, please contact this office at (626)204-6500.

Date: March 9, 2022

Doug Dorado  
Senior Government Analyst

Enc.

## EXHIBIT "B"

 DENOTES ANNEXATION AREA  
27,500 SQ. FT., MORE OR LESS

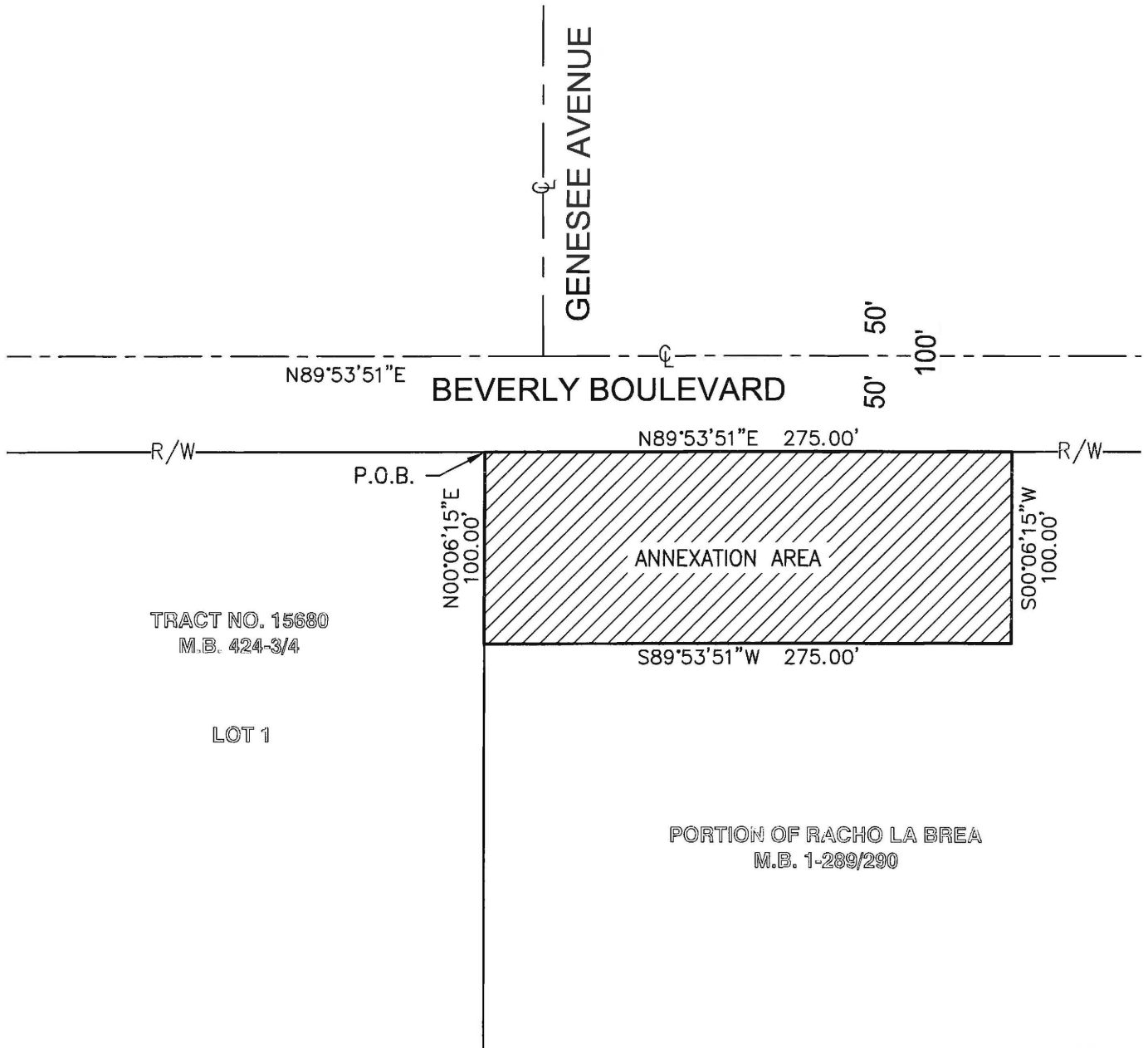
### ABBREVIATION LEGEND

M.B. MAP BOOK  
P.O.B. POINT OF BEGINNING  
CL CENTER LINE  
R/W RIGHT-OF-WAY



0 40' 80'

SCALE: 1"=80'



DRAWING TITLE  
PLAT TO ACCOMPANY  
LEGAL DESCRIPTION

DATE	02/25/2022
PROJECT NUMBER	2000630
DRAWN BY	NL
CHECKED BY	CJ
SCALE	1" = 80'

**kpff**

700 South Flower Street, Suite 2100  
Los Angeles, CA 90017  
O: 213.418.0201  
F: 213.266.5294  
[www.kpff.com](http://www.kpff.com)

SHEET 2 OF 2



# LEGAL DESCRIPTION

## ANNEXATION PROPERTY

THAT PORTION OF THE RANCHO LA BREA, BEING LOS ANGELES COUNTY DESIGNATED LAND SURROUNDED BY CITY OF LOS ANGELES DESIGNATED LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 289 AND 290 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 OF TRACT NO. 15680 AS PER MAP RECORDED IN BOOK 424, PAGES 3 AND 4 OF MAPS, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF BEVERLY BOULEVARD, 100.00 FEET WIDE, THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 275.00 FEET TO THE INTERSECTION WITH THE CITY OF LOS ANGELES BOUNDARY LINE AS DESCRIBED IN ORDINANCE NO. 95489, RECORDED NOVEMBER 4, 1949; THENCE SOUTHERLY ALONG SAID CITY BOUNDARY LINE 100.00 FEET; THENCE WESTERLY, CONTINUING ALONG SAID CITY BOUNDARY LINE, PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY OF BEVERLY BOULEVARD, 275.00 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 1 OF TRACT NO. 15680; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 27,500 SQUARE FEET, MORE OR LESS.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY, AND OTHER MATTERS OF RECORDS, IF ANY.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE DIRECTION OF:



02/25/2022

CHRISTOPHER JONES, PLS 8193  
CHRIS.JONES@KPFF.COM

DATE



DRAWING TITLE  
LEGAL DESCRIPTION  
TO ACCOMPANY PLAT

DATE	02/25/2022
PROJECT NUMBER	2000630
DRAWN BY	NL
CHECKED BY	CJ
SCALE	N/A

**kpff**

700 South Flower Street, Suite 2100  
Los Angeles, CA 90017  
O: 213.418.0201  
F: 213.266.5294  
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SHEET 1 OF 2

**APPLICATION TO INITIATE PROCEEDING FOR CHANGE OF ORGANIZATION/REORGANIZATION**

(Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000,  
Division 3, Title 5, Commencing with Section 56000, of the Government Code)

**1. LAFCO PROPOSAL DESIGNATION NO.:** Reorganization No. 2021-11 to the City of Los Angeles

**2. PROPOSAL INITIATED BY:**

**Identify the party initiating this proposal (please check one).**

☐

Public Agency

Name of Public Agency:

Name and title:

Resolution Date:

☒

Landowner / Registered Voter Petition

Name of Chief Petitioner: Television City Studios, LLC

Name of Chief Petitioner:

Name of Chief Petitioner:



**This party or parties shall be referred to herein as "the Applicant".**

**3. DESIGNATED CONTACT PERSON:**

Name: Lisa Trifiletti

Title: Trifiletti Consulting

Address: 1545 Wilshire Boulevard #700

City: Los Angeles

State: CA

Zip Code: 90017

Telephone: 310 738 2099

E-Mail: lisa@trifiletticonsulting.com

***The Applicant is requested to notify LAFCO immediately of any changes in the designated contact person.***

**4. RELATED JURISDICTIONAL CHANGES "Affected Local Agencies" (Cities and/or Special Districts):**

a. Consolidated Fire Protection District Annexation ☐ Detachment ☒ SOI amendment ☐

b. West Basin Municipal Water District Annexation ☐ Detachment ☒ SOI amendment ☐

Attach additional sheets if necessary.

- e. Is the affected territory (any territory for which a change of organization, reorganization, or Sphere of Influence change is proposed) within the Sphere of Influence (SOI) of the city or special district into which it is proposed to be annexed? ☒ Yes ☐ No

Note: If the answer is "No," the Applicant must request an SOI amendment (4a-4d, above).

**5. LANDOWNERS:**

- a. Number of landowners within the affected territory: 1

- b. If less than 6 landowners, list:

Name: Television City Studios LLC

Assessor Parcel Number: 5512-002-001

Name:

Assessor Parcel Number:

Name:

Assessor Parcel Number:

Name:

Assessor Parcel Number:

Name:

Assessor Parcel Number:

- c. Do the boundaries of the proposal conform to existing lines of assessment?

☒ Yes ☐ No

If "No," explain:

- d. Does the proposal create any islands or corridors of unincorporated territory?

☐ Yes ☒ No

If "Yes," explain:

- e. Total Assessed Land Value:

\$ 6,781,132

Tax Roll Year: 2021

Date: 02/01/2019

**6. REGISTERED VOTERS:**

Number of registered voters: 0

As of: 12/14/2021

*Note: State Law defines a proposed change of organization or reorganization as either "Uninhabited," in which case there are fewer than 12 registered voters in the affected territory, or "Inhabited" in which case there are 12 or more registered voters.*

**7. GENERAL INFORMATION:**

a. Location of affected territory:

The City of

or

Unincorporated Territory known as Surrounded by the City of L.A. - Gilmore Island

b. Unified School District(s) name:

LAUSD

address:

333 Beaudry Avenue, LA, CA 90014

c. Elementary School District(s) name:

address:

d. High School District(s) name:

address:

e. Describe the location of the affected territory, including major thoroughfares (freeways, highways, streets, alleys) that border or traverse the territory, natural features (water bodies, mountain ranges, etc.), man-made features (existing development, utility corridors, flood/drainage channels or basins, railroad lines, etc.), and any other characteristics that help identify the affected territory.

The affected territory is surrounded on all sides by properties located in the City of Los Angeles. The affected territory consists of a portion of the larger surface parking lot within the Television City site (APNs 5512-001-003, 5512-002-002, and 5512-002-009, and the affected territory). The affected territory is bounded by Beverly Boulevard to the north, and surface parking to the east, south, and west.

f. Size of affected territory: 0.64 ± acres

g. Provide a detailed description of the affected territory and existing land-uses, including, but not limited to: commercial, industrial, multi-family or single-family residential, institutional, active recreational, and/or passive open space.

The affected territory is zoned C-MJ (Major Commercial) and has a land use designation of Major Commercial per the Los Angeles County 2035 General Plan. The affected territory consists of surface parking for Television City.

h. Provide a detailed description of the land uses surrounding the affected territory.

Adjacent parcels to the north across Beverly Boulevard include commercial and institutional uses, and are designated Neighborhood Office Commercial by the City of Los Angeles General Plan. Adjacent parcels to the south, east and west include surface parking uses serving Television City and are designated Neighborhood Office Commercial (south, east) and Community Commercial (west), respectively. All surrounding land is zoned C2 and is incorporated in the City of Los Angeles.

i. Provide a detailed description of the topography (flat, sloping, mountainous, etc.) of the affected territory.

The area is flat, and has been paved and striped for use as part of a larger surface parking lot.

j. Provide a detailed description of any natural boundaries (rivers, lakes, streambeds, mountain ranges, etc.) within or adjacent to the affected territory.

None

k. Provide a detailed description of any proposed change of use to the affected territory, including any planned development and/or on-going construction.

No change

l. Provide a detailed description of any flood control facilities (dams, reservoirs, flood control channels, debris basins, catch basins, etc.) within or adjacent to the affected territory.

N/A

m. Explain why the proposal is necessary:

The affected territory is part of the larger approximately 25-acre Television City property, which is owned by a single entity. The affected territory is currently an island of unincorporated Los Angeles County. All other portions of the Television City property and the surrounding area are located in the City of Los Angeles; as such, this proposal is necessary to put the entire Television City property under one jurisdiction. The affected territory is currently served by County services, including the Consolidated Fire Protection District and the West Basin Municipal Water District, neither of which serve any of the surrounding area. Annexation will put the Television City property under one jurisdiction, ensuring that government services in the affected territory are consolidated.

**8. POPULATION AND HOUSING:**

- a. Current Population: **0** Source: \_\_\_\_\_ Date: \_\_\_\_\_
- b. Proposed Population (if development is proposed): **0**
- c. Proximity to existing populated areas: **Adjacent**
- d. Likelihood of significant growth in the affected territory within the next 10 years (please circle one):  
☒ no growth      ☐ modest growth      ☐ significant growth
- e. Likelihood of significant growth in adjacent areas within the next 10 years (please circle one):  
☒ no growth      ☐ modest growth      ☐ significant growth

**9. GOVERNMENT SERVICES:**

“Government services” refers to governmental services, whether or not those services would be provided by the local agency or agencies subject to the proposal. It also includes public facilities necessary to provide those services.

- a. Estimate the present cost and describe the adequacy of government services and controls in the area:  
 Government services in the affected territory is adequate. The cost to transfer services from the County to the City is minimal.
- b. Estimate the probable future need for government services (including public facilities) or controls in the area:  
 Government services will remain the same.
- c. If the proposal includes incorporation, formation, or annexation, what will be the effect of this proposal or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the proposed area and adjacent areas?  
 None
- d. If, as a result of this proposal, increased service demand exceeds the existing capacity, describe what will be done by the service provider to increase capacity of services:  
 N/A

- e. List any assessments, fees, or other charges to be levied as part of this proposal and/or that may be levied in the near future:

None

- f. List any Joint Powers Authorities (JPAs) or (equivalent) which may be providing services to the affected territory and/or surrounding territory:

None

**10. EFFECTS OF THE PROPOSED ACTION:**

- a. What will be the effect of the proposed action on adjacent areas?

None

- b. What will be the effect of the proposed action on mutual social and economic interests?

None

- c. What will be the effect of the proposed action on the local governmental structure of the County of Los Angeles?

None

- d. What will be the effect of the alternative action on adjacent areas, on mutual social and economic interests, and the local governmental structure of the County of Los Angeles?

None

- e. What will be the effect or impact if the proposed action is denied by LAFCO?

None

**11. OPEN SPACE LAND CONVERSION:**

- a. Will the proposal result in the conversion of any open-space lands to other uses?

☐

Yes

☒

No

**12. AGRICULTURAL LANDS:**

- a. Will the proposal have any effect on maintaining the physical and economic integrity of agricultural lands?

☐

Yes

☒

No

- b. Is there any Prime Agricultural Land within the affected territory?

☐

Yes

☒

No

- c. Is any of the land within the affected territory currently utilized for commercial agricultural purposes?

☐

Yes

☒

No

- d. Was any of the land within the affected territory utilized for commercial agricultural purposes within the last ten years?

☐

Yes

☒

No

**13. GENERAL PLAN AND ZONING:**

- a. Existing General Plan land use designation(s):

Major Commercial, C-MJ

- b. Is the proposal consistent with the existing General Plan land use designation?

☒

Yes

☐

No

- c. Existing Zoning designation(s):

Major Commercial, C-MJ

- d. Is the proposal consistent with the existing zoning designation?

☒

Yes

☐

No



e. Is the proposal within a Specific Plan?

☐ Yes ☒ No

f. Existing Specific Plan Designation(s):

N/A

g. Is the proposal consistent with the existing Specific Plan designation?

☐ Yes ☐ No ☒ N/A

h. If annexation to a city is proposed, what is the City's General Plan designation of the affected territory?

Not in general plan yet

i. If annexation to a city is proposed, are the existing land-uses consistent with the City's General Plan designation(s)?

☐ Yes ☐ No ☒ N/A

j. If annexation to a city is proposed, what is the City's Pre-Zoning designation of the affected territory?

N/A

k. If annexation to a city is proposed, is the existing zoning consistent with the City's Pre-Zoning designation(s)?

☐ Yes ☐ No ☒ N/A

l. Is the proposal consistent with the most recent Regional Transportation Plan adopted by Southern California Association of Governments?

☒ Yes ☐ No

**14. PLAN TO PROVIDE SERVICES:**

a. Describe services to be extended to the affected territory:

The City will provide all municipal services that are required, and that the City is already providing for the remainder of the 25-acre Television City site and the surrounding area.

b. Describe the level and range of those services to be provided:

Same as current services provided by the County.

- c. Describe any improvements or upgrades of structures, roads, sewer, water facilities, or other public facilities associated with this change of organization/reorganization:

None

- d. How will services be financed?

LA City general fund

**15. TIMELY AVAILABILTY OF WATER SUPPLIES:**

- a. How will the proposal impact the timely availability of water supplies adequate for projected needs?

No impact

- b. For projects involving a proposed change in land use and/or new development – Please provide a recent will-serve letter, water supply analysis, or equivalent, from the water provider(s) (wholesaler, retailer, private water company, etc.) concerning the current adequacy of water supply for the project:

N/A

**16. REGIONAL HOUSING NEEDS (only for city proposals):**

- a. Identify how the proposal will affect a city or cities and the County of Los Angeles in achieving their respective fair shares of the regional housing needs, as determined by the Southern California Association of Governments (SCAG):

No effect

- b. Date of most recent approval by the State Department of Housing and Community Development (HCD) of the City's Housing Element:

City of LA - December 3, 2013

**17. ENVIRONMENTAL JUSTICE:**

Government Code Section 56668(p) defines environmental justice as "the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provisions of public services."

- a. Identify how the proposal will promote environmental justice:

This proposal will have no impacts on environmental justice.

**18. DISADVANTAGED UNINCORPORATED COMMUNITIES (DUCs):**

LAFCO maintains maps of all DUC's within Los Angeles County on the "Disadvantaged Unincorporated Communities" section of LAFCO's website. Please consult these maps to determine if there are DUCs within or adjacent to the affected territory that is the subject of your proposal.

- a. Is the affected territory within a DUC?

☒

NO

☐

YES

Give general location of DUC:

- b. Is the affected territory adjacent to a DUC?

☒

NO

☐

YES

Give general location of DUC:

**19. BONDED INDEBTNESS:**

- a. Do the agencies whose boundaries are being changed have any existing bonded debt?

☒

YES

☐

NO

- b. Will the proposal area be liable for payment of its fair share of this existing debt?

☐

YES

☒

NO

- c. In the case of detachment requests, does the detaching agency propose that the subject territory continue to be liable for existing bonded debt?

☐

YES

☐

NO

☒

N/A

Detaching agencies are: the West Basin Municipal Water District and the Consolidated Fire Protection District

**20. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Compliance:**

a. Check one:

☒

Categorical Exemption / Statutory Exemption

☐

CEQA Guideline Section:

☐

Negative Declaration (ND)

☐

Mitigated Negative Declaration (MND)

☐

Environmental Impact Report (EIR)

Section 15319(a), which states: "Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or rezoning of either the gaining or losing environmental agency, whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities."

b. Identify the Lead Agency which adopted a CEQA clearance for the proposal:

c. Date Lead Agency adopted the CEQA clearance for the proposal:

d. Submit complete copies of CEQA compliance documents.

e. Submit complete copies of any Notice of Exemption (NOE) or Notice of Determination (NOD).

**21. CITY PLAN FOR MUNICIPAL SERVICES (only for city proposals):**

Municipal Service	Current Service Provider	Proposed Service Provider
Animal Control	County	City
Fire & Emergency Medical	County	City
Flood Control	County	County
Library	County	City
Mosquito and Vector Control	L.A. County West Vector Control	Same
Park and Recreation	County	City
Planning	County	City
Police	Sheriff	LAPD
Road Maintenance	County	City
Solid Waste	County	City
Street Lighting	County	City
Water	West Basin MWD	LADWP
Wastewater	None	LA

**Animal Control**

Describe services to be extended to the affected territory:

Los Angeles Animal Services

Describe the level and range of those services to be provided:

Administering animal shelters and responding to emergency calls regarding animals.

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

LA City General Fund

**Fire and Emergency Services**

Describe services to be extended to the affected territory:

LA Fire Department

Describe the level and range of those services to be provided:

Fire prevention and inspections, emergency medical response

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

LA City General Fund

**Flood Control**

Describe services to be extended to the affected territory:

LA County Flood Control District

Describe the level and range of those services to be provided:

Flood protection, water conservation, recreation and aesthetic enhancement

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

Property tax assessment

**Library**

Describe services to be extended to the affected territory:

Los Angeles Public Library

Describe the level and range of those services to be provided:

Providing free access to information, books and technology

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

City of Los Angeles General Fund

**Mosquito & Vector Control**

Describe services to be extended to the affected territory:

LA County Vector Control

Describe the level and range of those services to be provided:

Mosquito, midge, and black fly control services

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

Property tax assessments

**Parks and Recreation**

Describe services to be extended to the affected territory:

City of Los Angeles Recreation & Parks Department

Describe the level and range of those services to be provided:

Management of open space, recreation, entertainment venues

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

LA City General fund and other self-generated revenue

**Planning**

Describe services to be extended to the affected territory:

LA Department of City Planning

Describe the level and range of those services to be provided:

Reviews project applications, processing entitlements, and approvals to ensure that future decisions are compliant with L.A. City laws and policies.

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

Fees on Planning applications, LA City General Fund

**Police**

Describe services to be extended to the affected territory:

LAPD

Describe the level and range of those services to be provided:

Emergency response and investigation

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

LA City General fund

**Road Maintenance**

Describe services to be extended to the affected territory:

LA Department of Public Works

Describe the level and range of those services to be provided:

Design, construction, renovation and operation of public projects ranging from bridges to wastewater treatment plants and libraries; curbside collection and graffiti removal; and maintenance of streets, sidewalks, sewers, streetlights and street trees

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

LA City General fund and other self-generating revenues

**Solid Waste Disposal**

Describe services to be extended to the affected territory:

City of LA Bureau of Sanitation

Describe the level and range of those services to be provided:

Collect, treat, recycle, and dispose the solid and liquid waste

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

LA City General fund

**Street Lighting**

Describe services to be extended to the affected territory:

City of Los Angeles Bureau of Street Lighting

Describe the level and range of those services to be provided:

Design, construction, operation, maintenance and repair of the street lighting system

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

LA City General Fund

**Water**

Describe services to be extended to the affected territory:

LADWP

Describe the level and range of those services to be provided:

Providing potable water

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

User fees



**Wastewater**

Describe services to be extended to the affected territory:

LA Bureau of Sanitation

Describe the level and range of those services to be provided:

Collect, treat, recycle, and dispose the solid and liquid waste

Describe any improvements or upgrades or transfers of facilities:

N/A

How will services be financed?

User fees, LA City general fund

**INDEMNIFICATION / LEGAL DEFENSE**

As a condition to the Local Agency Formation Commission for the County of Los Angeles' (LAFCO's) evaluation of the Applicant's proposal, the Applicant and, if different, the Real Party In Interest (i.e., the landowner) Television Studios, LLC hereby warrant, represent, and agree to defend, indemnify, hold harmless LAFCO and its agents, officers, commissioners, and employees from any claim, action, or proceeding against LAFCO or its agents, officers, commissioners, and employees, relating to or arising out of LAFCO's evaluation or processing of the proposal, including, but not limited to, any action to attack, set aside, void, annul, enjoin, or compel LAFCO's approval, disapproval, evaluation, or processing of the proposal, which indemnification obligation includes, but is not limited to, Applicant/Real Party In Interest being required to pay for any costs and reasonable attorneys' fees incurred or anticipated to be incurred by LAFCO in connection with any such action. This indemnification obligation shall not include intentional or willful misconduct on the part of LAFCO, but shall include passive and/or concurrent active negligence by LAFCO. Applicant/Real Party In Interest agree that LAFCO has the right to appoint its own counsel for its defense and conduct its own defense in the manner it deems in its best interest, and that such actions will not relieve or limit Applicant's/Real Party In Interest's obligations to indemnify and reimburse defense costs. At the discretion of the Executive Officer, a deposit or deposits of funds by the Applicant may be required in an amount or amounts sufficient to cover any anticipated or incurred litigation costs.

## PROPOSAL CERTIFICATION

By my signature below, I hereby certify my understanding that:

- I/We are authorized to make these certifications and file this Proposal with LAFCO on behalf our city, special district, corporation, landowner, and/or other party filing said Proposal, and I/we will provide written evidence of same to LAFCO upon request.
- It is the responsibility of the Applicant to substantiate this Proposal.
- There is no guarantee, expressed or implied, that any Proposal will be approved by LAFCO.
- Each matter must be carefully evaluated by LAFCO staff.
- LAFCO staff's recommendation may change during the course of the review based on the information presented.
- A public hearing may be required, the proposal may be subject to a "protest" process, and the proposal may be subject to an election.
- The environmental review (pursuant to the California Environmental Quality Act) associated with the submittal of this application is preliminary, and, after further evaluation, additional information, reports, studies, applications, and/or fees may be required.
- The required map and geographic description must conform to the "Instructions of Completing Maps and Geographic Descriptions," to the satisfaction of the Executive Officer.
- If my proposal is denied, I am/We are not entitled to any refund of fees paid.
- Submitting inaccurate or incomplete information may result in delays or denial of my Proposal.
- The information I have provided in this Proposal, including all attachments and supplemental information provided, is accurate and correct to the best of my knowledge, subject to penalty of perjury.
- This proposal will not be scheduled for consideration by the Commission (LAFCO) until all required documents are provided, to the satisfaction of the Executive Officer.
- I/We have reviewed and agree to the Indemnification/Legal Defense terms, above.

I have read and understand the foregoing, and agree to the submittal of this Proposal.

### APPLICANT



Signature/Date

### REAL PARTY IN INTEREST



Signature/Date

Brent Ilouljian, Authorized      Brent Ilouljian, Authorized  
Name of Applicant      Representative      Name of Real Party In Interest      Representative

\_\_\_\_\_  
Name & Position of Person Signing  
(if different from Applicant)

\_\_\_\_\_  
Name & Position of Person Signing  
(if different from Real Party In Interest)



## Chief Executive Office.

### COUNTY OF LOS ANGELES

#### POLICY IMPLEMENTATION & ALIGNMENT BRANCH

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 726, Los Angeles, CA 90012  
(213) 974-1186      ceo.lacounty.gov

**CHIEF EXECUTIVE OFFICER**  
Fesia A. Davenport

**ACTING BRANCH MANAGER**  
Julia F. Orozco

December 21, 2022

Paul Novak  
Executive Officer  
Local Agency Formation Commission  
80 S Lake Ave #870  
Pasadena, CA 91101

Dear Mr. Novak:

### **CITY OF LOS ANGELES – REORGANIZATION NO. 2021-11**

The attached comments are submitted on behalf of the County of Los Angeles (County) Departments of LA County Library, Parks and Recreation, Public Works, and Regional Planning in response to their review of the proposed City of Los Angeles Reorganization No. 2021-11. A brief summary highlighting notable comments is provided below.

#### **LA COUNTY LIBRARY:**

The proposed action has minimal impact to County and library revenues.

Funding for the West Hollywood Library includes property and LA County Library special tax. The loss of ongoing revenue from the proposed annexation would be approximately \$32.55, annually.

In addition, the LA County Library collects one-time Developer Fees on new construction withing unincorporated Los Angeles County. The current fee for the subject area is \$1,018 per new residential unit. The fees on any new residential development at this site would not be collected upon approval of the proposed action.

#### **DEPARTMENT OF REGIONAL PLANNING (DRP):**

The proposed reorganization represents a logical extension of jurisdictional boundaries and DRP has no objection to the annexation proposal. There are currently no identified open projects or cases within the annexation area.



Paul Novak  
December 21, 2022  
Page 2

Within the annexation area proposed by the City, the County Housing Element does not identify any sites for rezoning to meet RHNA requirements. The proposed annexation would not result in any transfer of the County's RHNA obligation.

**DEPARTMENT OF PARKS AND RECREATION:**

There will be no impact resulting from the proposed reorganization.

**DEPARTMENT OF PUBLIC WORKS:**

Upon annexation, the City of Los Angeles will be the National Flood Insurance Program (NFIP) administrator for the annexed area, and the City's Municipal Code, including the City's Building Codes and Code sections on flood resiliency requirements, will regulate development within the area. The City will be responsible for ensuring development on the land complies with NFIP requirements.

Should you have any questions regarding this letter, please contact Angie Gentry at (213) 974-1197, or via e-mail at [agentry@ceo.lacounty.gov](mailto:agentry@ceo.lacounty.gov).

Sincerely,

FESIA A. DAVENPORT  
Chief Executive Officer

  
Julia F. Orozco  
Acting Branch Manager

FAD:JFO:AG:kdm

Enclosures

c: Third Supervisorial District  
LA County Library  
Parks and Recreation  
Public Works  
Regional Planning

**SKYE PATRICK**  
Library Director



April 27, 2022

TO: Doyle Chow  
Chief Executive Office

FROM: Skye Patrick  
County Librarian

**REORGANIZATION NO. 2021-11 TO THE CITY OF LOS ANGELES**

This is in response to the proposed annexation to the City of Los Angeles. The affected territory is located along south of the intersection of Beverly Blvd. and Genesee Avenue, in Los Angeles County unincorporated territory adjacent to the City of Los Angeles.

**SERVICE**

LA County Library (Library) currently provides library services to the residents of the proposed annexation area. This 0.64± acre site is situated within the service area of the West Hollywood Library.

If the proposed annexation is approved, the Library will not be responsible for the library service needs of the residents, since the Library does not serve the City of Los Angeles.

**FINANCIAL**

LA County Library is a special fund department operating under the authority of the County Board of Supervisors. The funding for the operating cost of this library includes property tax and Library special tax. The loss of ongoing revenues generated from the annexation area will directly impact LA County Library's ability to sustain the services at West Hollywood Library at its current level.

As a special fund department, LA County Library relies on the collection of property taxes to sustain library services. The assessed land valuation of the proposed annexation totals \$6,781,132.



7400 E Imperial Highway, Downey, CA 90242 | 562.940.8400 | [LACountyLibrary.org](http://LACountyLibrary.org)

**COUNTY OF LOS ANGELES SUPERVISORS**

HILDA L. SOLIS  
1st District

HOLLY J. MITCHELL  
2nd District

SHEILA KUEHL  
3rd District

JANICE HAHN  
4th District

KATHRYN BARGER  
5th District

If the proposed annexation is approved, LA County Library will no longer receive the dedicated share of property tax and voter-approved special tax revenues collected from the property in the subject area. The Fiscal Year (FY) 2021-22 Special Tax is \$32.55 per parcel. The proposed annexation will affect one parcel resulting in an induced loss of \$32.55 annually. Currently, the total parcel count in unincorporated West Hollywood Library service area is 9,919 parcels for FY 2021-22. This annexation will affect less than 1% of the parcels in the West Hollywood Library service area.

In addition, LA County Library collects one-time Developer Fees on new construction within unincorporated Los Angeles County to help offset demand for library services due to population growth. The subject area is currently within LA County Library's Southwest area (Planning Area 6). The current fee for this area is \$1,018 per new residential unit. The fees on potential future residential developments would not be collected once the annexation is approved.

The annexation appears to have a minimal impact to County and Library revenues.

#### **PLANNING**

Library patrons working and residing in the proposed annexation area may continue to utilize our library services. In addition, any new residential developments within the proposed annexation could result in an increase in population which may affect the service capacity of the West Hollywood Library service area due to its relative close proximity.

If you have any questions or need additional information, please feel free to contact Elsa Muñoz at (562) 940-8450 or [emunoz@library.lacounty.gov](mailto:emunoz@library.lacounty.gov).

SP:YDR:GR:EM

c: Grace Reyes, Administrative Deputy  
Ting Fanti, Departmental Finance Manager  
Jesse Walker-Lanz, Assistant Director, Public Services





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

April 26, 2022

TO: Doyle Chow  
Chief Executive Office

FROM: Julie Moore, AICP  
Unincorporated Area Services Liaison

**SUBJECT: CITY OF LOS ANGELES REORGANIZATION NO. 2021-11**

On March 31, 2022, your office requested that the Department of Regional Planning ("DRP") review the proposed annexation by the City of Los Angeles ("City"). We are providing the following comments for your review.

## **ANNEXATION BOUNDARY**

The proposed annexation boundary encompasses a single parcel of land surrounded entirely by the City of Los Angeles. The proposed annexation area is a portion of a surface parking lot for the larger CBS Television City Studios (television studios). The television studios are located on approximately 25 acres wholly within the City of Los Angeles and is owned by Television City Studios LLC (the same owner as the parcel proposed for annexation). The City of LA may have already had some jurisdictional influence regarding the existing onsite development. If annexed, the property would be officially within the City's jurisdiction. The annexation represents a logical extension of jurisdictional boundaries and DRP has no objection to the annexation proposal.

## **LAND USE AND PLANNING**

The proposed annexation area consists of approximately .63 acres of land, within one parcel. The subject property is currently designated on the County's General Plan Land Use Policy Map as CM (Major Commercial). The current zoning is C-MJ, Major Commercial, and the area is part of the Westside Planning Area (and the Gilmore Island Zoned District).

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP | [planning.lacounty.gov](http://planning.lacounty.gov)

## **PENDING PROJECTS**

The approval of the proposed annexation would constitute a jurisdictional change and affect the cases identified at the time when it takes effect. Within the proposed annexation area, there are currently no identified open projects or cases.

## **REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

Within the annexation area proposed by the City, the County Housing Element does not identify any sites for rezoning to meet RHNA requirements. The proposed annexation would not result in any transfer of the County's RHNA obligation.

Should you and your staff have any questions, please contact me at [jmoore@planning.lacounty.gov](mailto:jmoore@planning.lacounty.gov).

JTM:jm





COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

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April 4, 2022

TO: Doyle Chow  
Chief Executive Office

FROM: Julie Yom, AICP  
Planning and CEQA Section

SUBJECT: **REORGANIZATION NO. 2021-11  
TO THE CITY OF LOS ANGELES**

The proposed annexation has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). We have determined that the proposal, which includes annexing approximately 0.64 acres of uninhabited territory to the City of Los Angeles and detaching from the Consolidated Fire Protection District of Los Angeles County and West Basin Municipal Water District, will not impact any DPR facilities.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at [jyom@parks.lacounty.gov](mailto:jyom@parks.lacounty.gov) or (626) 588-5311.

JY/ City of Los Angeles Annexation 2021-11

c: Parks and Recreation (S. Woods, F. Parducho, C. Lau)



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

May 25, 2022

IN REPLY PLEASE

REFER TO FILE: **SMP-1**

TO: Julia Orozco  
Office of Unincorporated Area Services  
Chief Executive Office

FROM: Mark Greninger  
GIS Manager II  
Survey/Mapping & Property Management Division

Mark  
Greninger

Digitally signed by Mark  
Greninger  
Date: 2022.05.25  
13:57:45 -0700

### **PROPOSED REORGANIZATION FOR THE CITY OF LOS ANGELES NO. 2021-11**

Public Works is submitting this memorandum in response to Doyle Chow's e-mail on March 31, 2022, requesting comments on the proposed reorganization. Following our review of the subject reorganization, we offer the following comments:

#### FLOOD CONTROL

The area of proposed annexation is in a FEMA Zone X-Shaded (0.2% annual chance flood area) in unincorporated Miracle Mile. The County is the National Flood Insurance Program (NFIP) administrator in unincorporated areas. The Zone X-Shaded designation means there are no federal mandatory flood insurance requirements on insurable structures within the area of proposed annexation. The County Building Codes, which regulate development in unincorporated areas, have no special flood resiliency requirements for construction within the area of proposed annexation, unless a critical facility (e.g., school, hospital, police/fire station, emergency shelter) is being constructed.

Upon annexation, the City of Los Angeles will be the NFIP administrator for the annexed area, and the City's Municipal Code, including the City's Building Codes and Code sections on flood resiliency requirements, will regulate development within the area. The City will be responsible for ensuring development on the land complies with NFIP requirements.

#### STREET LIGHTING/TRAFFIC SIGNS

The County Lighting Districts are not impacted by the proposed reorganization of territory by the City of Los Angeles.

#### WASTEWATER

Sewer Maintenance Division does not have any sewer line or manhole in the proposed reorganization of territory by the City of Los Angeles.

OTHER COMMENTS

Geotechnical and Materials Engineering Division within Public Works has no comments.

Stormwater Maintenance Division (South), Stormwater Quality Division, Stormwater Planning Division (Coastal Watershed), all within Public Works, have no objections.

Operational Services Division within Public Works has no assets in the proposed reorganization of territory by the City of Los Angeles.

If you have any questions or require additional information, please contact Christine Lam of my staff at (626) 458-3542 or [clam@pw.lacounty.gov](mailto:clam@pw.lacounty.gov). Our office hours are Monday through Thursday from 7 a.m. to 5:45 p.m.

CL

### Attachment 3 - REORGANIZATION 2021-11 - Citywide Summary and Department Responses


Summary of Responses from All City Departments	
Department	Fiscal/Operational Impact
Aging	No
Airports	No
Animal Services	N/A
Building and Safety	No
Cannabis	No
City Administrative Officer	No
City Attorney	No
Civil + Human Rights and Equity	No
Clerk	No
Community Investment for Families	No
Controller	No
Convention Center/Tourism	No
Cultural Affairs	No
Disability	No
Economic and Workforce Development	No
El Pueblo	No
Emergency Management	No
Employee Relations Board	No
Ethics	N/A
Finance	No
Fire	N/A
General Services	N/A
Harbor	No
Housing	N/A
Information Technology Agency	N/A
City Employees' Retirement System	N/A
Library	No
Neighborhood Empowerment	N/A
Pensions, Fire & Police	No
Personnel	No
Planning *	Yes
Police *	Yes
Public Accountability	No
Public Works-Board	No
Public Works-Bureau of Contract Administration	No
Public Works-Bureau of Engineering	No
Public Works-Bureau of Sanitation	No
Public Works-Bureau of Street Lighting *	Yes
Public Works-Bureau of Street Services	No
Recreation and Parks	No
Transportation	No
Water and Power	N/A
Youth Development	No
Zoo	No

Note: \* Departments impact memos are included

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: January 7, 2025

TO: Matthew W. Szabo  
City Administrative Officer  
City Boundary Adjustment Board

FROM: Milena Zasadzien   
Principal City Planner  
Department of City Planning

SUBJECT: **PROPOSED DETACHMENT OF COUNTY OF LOS ANGELES  
PROPERTY: DEPARTMENT OF CITY PLANNING IMPACT  
RESPONSE**

The Department of City Planning has received the December 20, 2024, memorandum regarding the intent to detach approximately 0.63 acres of existing property from the County, to be annexed by the City, located south of the intersection of Beverly Boulevard and Genesee Avenue in Council District Five. The memorandum requests each department to identify if and how this land annexation will impact their department, quantifying any resource impact, service adjustment or operational change to their department that would occur if the detachment were approved.

The annexation of the subject property would have minimal fiscal impact to the Department of City Planning (DCP). The request for the annexation of the property to the City was submitted to DCP in 2021, along with a package of entitlement requests for the development of the Television City (TVC) 2050 Project (Project). The Project would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the continuation of an existing studio use and the modernization and expansion of media production facilities within the approximately 25-acre TVC studio campus (Project Site), located at 7716-7860 West Beverly Boulevard, which would include the proposed annexation property. The proposed Specific Plan would permit up to approximately 1.7 million square feet of new development.

Requested entitlements included the following:

CPC-2021-4089-AD-GPA-ZC-HD-SP-SN: 1) Annexation of the 0.63-acre portion of the Project Site located within unincorporated Los Angeles County into the City of Los Angeles, 2) General Plan Amendments to the Community Plan's land use designation and map for the Project Site, 3) a Zone Change and Height District Change to the TVC Zone for the Project Site, 4) the establishment of a Specific Plan, and 5) the establishment of a Sign District.

CPC-2021-4090-DA: A development agreement between the applicant and City

VTT-83388: A Vesting Tentative Tract Map and Haul Route

ENV-2021-4091-EIR: Certification of an Environmental Impact Report

Entitlement processing fees were paid to DCP at the time of filing, which cover the department's costs associated with the processing of the annexation and other entitlement requests. Additional review and implementation of the Specific Plan and other entitlements would be subject to any applicable DCP fees.

The Specific Plan and Vesting Tentative Tract Map also require certain land dedications and improvements to adjoining City public right-of-way areas, upgrades to City infrastructure, and the implementation of environmental mitigation measures, including traffic mitigation. The costs of these improvements and mitigation measures, and associated City fees, will be paid for by the applicant of the Project.

As such, the annexation of the property will result in minimal fiscal impacts to DCP, as costs are recuperated by the DCP through fees.

# LOS ANGELES POLICE DEPARTMENT

**JIM McDONNELL**  
Chief of Police



**KAREN BASS**  
Mayor

P.O. Box 30158  
Los Angeles, CA 90030  
Telephone: (213) 486-0150  
TTY: (877) 275-5273  
Ref #: 1.10

February 13, 2025

Mr. Matthew W. Szabo  
City Administrative Officer  
200 N. Main Street, Room 1500  
City Hall East  
Los Angeles, California 90012

Dear Mr. Szabo:

The Los Angeles Police Department was asked to determine any resource impact, service adjustment, or operational change to the Department if the County of Los Angeles approves a proposed property detachment. The proposed area is approximately 0.64 acres of existing property, to be annexed by the City, located south of the intersection of Beverly Boulevard and Genesee Avenue. The property is a portion of an existing parking lot that serves CBS Television City Studios.

In a similar property detachment situation from 2013 (CF 12-1657-S5, NBC Universal Expansion), a study found that service population impacts were calculated using daily visitor counts, resident population, and 50 percent of employee headcount within the affected area. The analysis showed that while not all individuals generated service calls, their transit through a City jurisdiction warranted consideration in resource planning.

Based on that case, which involved a 391-acre property with 27 percent City jurisdiction and costs of \$271,085, proportional calculations for the current 0.64-acre CBS Television City Studios parking lot detachment suggest approximate police service costs of \$2,335 as of January 2025, after accounting for inflation. This estimate assumes comparable land use intensity and service needs between the properties, which should be verified given the different nature of the parcels and their uses.

The Los Angeles Police Department does not have any facility in the immediate vicinity of the property located at the intersection of Beverly Boulevard and Genesee Avenue, that would be of interest, or have any implications in the transaction with the annexing process.

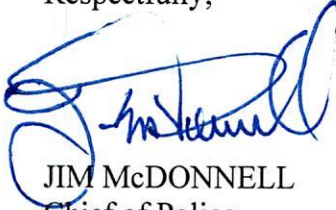
Mr. Matthew W. Szabo

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Should you require additional information, please contact Police Administrator III Annemarie Sauer, Commanding Officer, Administrative Services Bureau, at (213) 486-7060.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jim McDonnell", is written over a circular stamp or seal.

JIM McDONNELL  
Chief of Police



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** January 9, 2025

**TO:** Matthew W. Szabo, City Administrative Officer

**FROM:** *for* Miguel Sangalang, Executive Director  
Bureau of Street Lighting



**SUBJECT: BUREAU OF STREET LIGHTING IMPACT RESPONSE RE: PROPOSED  
DETACHMENT OF COUNTY OF LOS ANGELES PROPERTY - 0.64 ACRES SOUTH OF  
BEVERLY BOULEVARD AND GENESEE AVENUE**

The City of Los Angeles Bureau of Street Lighting (BSL) will need to identify existing street lighting equipment affected by the subject proposed detachment and establish a new lighting district in order to assess the property located at the subject location for the maintenance of impacted streetlights. These streetlights will ultimately be maintained by BSL.

There may be an existing maintenance agreement between the City of Los Angeles and Los Angeles County for the subject streetlights adjacent to the subject parcel. If such an agreement exists, it will need to be updated and/or modified. The better option would be to create a new lighting district.

For any additional information or questions, you may contact Evelinda Pena, Senior Engineering Manager, at [evelinda.pena@lacity.org](mailto:evelinda.pena@lacity.org).