

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to the acquisition of the properties located at 1017 and 1023 North Heliotrope Drive (APN 5538-019-024) and 1027 North Heliotrope Drive (APN 5538-019-023) in Council District 13.

Recommendations for Council action, pursuant to Motion (Soto-Martinez – Hernandez) and SUBJECT TO THE APPROVAL OF THE MAYOR:

1. INSTRUCT the Department of General Services (GSD) to initiate and complete a title search and property appraisal for the parcels located at 1017, 1023, and 1027 Heliotrope Drive, including any necessary review documentation, for no more than \$10,000.
2. AUTHORIZE the transfer of up to \$10,000 from Council District 13 Public Benefits Trust Fund No. 904 - Affordable Housing sub-account (Appr# 14V313) be transferred to the General Services Department Fund No. 100/40, Account No. 3040, Contractual Services, to cover the cost of the appraisal, title report, and related due diligence activities.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On October 21, 2025, your Committee considered a Motion (Soto-Martinez – Hernandez) relative to the acquisition of the properties located at 1017 and 1023 North Heliotrope Drive (APN: 5538-019-024) and 1027 North Heliotrope Drive (APN: 5538-019-023) in Council District 13. According to the Motion, the properties have become nuisance properties and are the subject of public safety concerns. The Los Angeles Department of Building and Safety has levied liens against these sites, further underscoring the need for City intervention and oversight. Despite their current condition, these properties could represent a strategic opportunity for permanent or interim housing, helping to address critical housing needs in the area. In order to properly assess the City's interest in pursuing acquisition or alternative use of the properties, initial due diligence is required. This includes title verification, property appraisal, and environmental review. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES

LEE: YES

JURADO: YES

ARL

10/21/25

CD 13

-NOT OFFICIAL UNTIL COUNCIL ACTS-