



Next stop: vibrant communities.

Mariachi Plaza Joint Development

Planning and Programming Committee

November 18, 2020

Legistar File: 2020-0660






Recommendation

- A. AUTHORIZING the Chief Executive Officer to execute an amendment to an existing Exclusive Negotiation Agreement and Planning Document (“ENA”) with East LA Community Corporation (“ELACC”), that extends the term of the ENA six (6) months to June 15, 2021 and provides for three additional six (6) month extensions;
- B. DIRECTING staff to establish key milestones in the amended ENA for community outreach and cultural preservation; and
- C. DIRECTING staff to report back to the Board prior to the exercise of any of the three options to extend.

Site Overview



-  Site A: 0.62 acres
-  Site B: 0.13 acres
-  Mariachi Plaza: 0.70 acres

- **Developer:** ELACC
- **Site A:** 0.62 acres, vacant
- **Site B:** 0.13 acres, vacant
- **Proposed Project:**

Site A (Lucha Reyes Apt.):

- > 2,000 sq. ft. mariachi cultural facility
- > 5,000 sq. ft. commercial
- > 60 apartments
 - 30 supportive housing units
 - 28 affordable family units (30% - 50% of AMI)
- > 30 residential parking spaces
- > 16 commercial parking spaces

Site B:

- > Community Garden

Background/Timeline

- **2016:** Metro reinitiated Joint Development process for the site with a community-driven visioning process which informed Development Guidelines that were approved by the Board in January 2017.
- **March 2018:** Following a competitive solicitation, Metro entered into ENA with ELACC during which ELACC performed outreach, including 10 community meetings/workshops, numerous focus groups, and presentations to the Boyle Heights Neighborhood Council (BHNC), the BHNC Planning & Land Use Committee (BHNC PLUC) and the Metro Design Review Advisory Committee (DRAC)
- **August 2020:** Board approved a 3-month extension during which ELACC was required to meet goals, including demonstration of capacity and performance of additional outreach
- **September-October 2020:** ELACC presented at the BHNC PLUC and the DRAC, where additional feedback was received
- **December 15, 2020:** ENA set to expire

Status

- Reviewing ELACC's development capacity/approach
 - Reviewing an updated outreach plan and requiring continued and expanded outreach to address concerns from community stakeholders
 - Reviewing a cultural preservation plan to ensure that the cultural significance of Mariachi Plaza is protected and mariachis can continue to perform and seek employment thereon
- Continuing review of project design
- Addressed maintenance issues on Mariachi Plaza in response to Board direction

Next Steps

- Execute an amendment to the ENA
 - Providing the requested term extension and options; and
 - Requiring key milestones for community outreach and cultural preservation with report backs to the Board prior to the exercise of any of the options to extend
- Continue dialogue and review of ELACC and their development capacity and approach
 - If conclusion is to continue with ELACC, work to advance the development and garden, including refining the design, continuing outreach in accordance with the updated outreach and cultural preservation plans and submitting for entitlements
 - Finalize negotiation of a Term Sheet and return to the Board for its approval to execute a JDA and ground lease