

Title: Support for Westchester Rotary Foundation's Concept for Senior Housing at Former Fire Station No. 5 Site	
Meeting date: March 3, 2009	
Agendized by: Geoff Maleman	
Contact person: Geoff Maleman	Phone number: (310) 645-2295
Committee Vote (if appropriate): N/A	
Does this item have a fiscal impact on the Neighborhood Council? No	
Additional documents attached? No	

RECOMMENDATION: That the Planning and Land Use Committee support the proposed motion.

BACKGROUND:

The Westchester Rotary Foundation, a 501(c)3 entity, is dedicated to providing funds through the Rotary Club of Westchester for a variety of community projects that support education, seniors and others.

The Fire Station No. 5 site, at the corner of Manchester Avenue and Emerson in Westchester, has become surplus property for the City of Los Angeles since the new Fire Station No. 5 became operational. The city is now exploring options for the site's future use.

It is the Foundation's understanding that the city is seeking to sell or otherwise dispose of the property and would like to ensure that a socially redeeming use is the result.

DISCUSSION:

The Foundation recently voted to explore the option of discussing sales terms with the City of Los Angeles for the purpose of demolishing the existing buildings on the site and developing senior housing and community meeting space on the site. The Foundation is hoping to use the model that was used successfully by the Rotary Club of Culver City to establish its senior housing project, Rotary Plaza, at 5100 Overland Avenue in Culver City.

The Rotary Club of Culver City and Retirement Housing Foundation established Culver City Rotary Plaza, Inc., a California non-profit, to provide needed senior housing at the site. A HUD section 202 loan of \$4.7 million was obtained in 1983. The Culver City Redevelopment Agency wrote land cost down \$1.2 million and funded balconies, mature landscaping and a fountain in the courtyard. The building was completed October 2, 1985 and provides low-income senior housing for 100+ residents.

While still very early in the process, the Westchester Rotary Foundation is interested in pursuing a similar public-private partnership for use of the Fire Station No. 5 site.

FISCAL ANALYSIS: No fiscal implications to the Neighborhood Council. Yet to be determined expense/income for the City of Los Angeles.

MOTION:

THAT THE NEIGHBORHOOD COUNCIL OF WESTCHESTER PLAYA RECOMMEND TO THE FULL NCWP BOARD THAT IT SUPPORT THE WESTCHESTER ROTARY FOUNDATION'S CONCEPT FOR SENIOR HOUSING AT THE FORMER FIRE STATION NO. 5 SITE AND THAT IT ASK THE FOUNDATION AND THE CITY TO MEET TO EXPLORE THE FEASIBILITY OF SUCH A CONCEPT.