

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

AGENDA FOR NOVEMBER 2, 2006

This Agenda was posted on, or before, Friday, October 27, 2006 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 6th and 8th Floor Lobbies. Copies of this Agenda and Memoranda will be available in the Records Department on the 5th floor.

CRA'S AGENDA AVAILABLE ON LA CITYLINK COMPUTER BULLETIN BOARD SYSTEM (TEL: 213 237-0974) AND THE CRA'S WEB SITE ON CITY'S WORLD WIDE WEB HOME PAGE SITE ON THE INTERNET AT <http://www.cityofla.org/CRA>

10:00 A.M.

REGULAR AGENCY MEETING

354 S. Spring Street, 6th Floor, Board Room
Los Angeles, California

Board meeting to consider Agenda Items

Board of Commissioners

William H. Jackson, Chairman
Madeline Janis, Vice Chair
Joan Ling, Treasurer
Bruce D. Ackerman
Alejandro Ortiz
John A. Pérez
Brenda Shockley

Cecilia V. Estolano, Chief Executive Officer

Rules for Public Participation have been provided on the reverse side of this page.

ROLL CALL

CONSENT ITEMS**EAST VALLEY REGION**

1. [AUTHORIZATION TO REJECT ALL BIDS FOR IFB NP-1858 FOR THE CONSTRUCTION OF THE CHANDLER BOULEVARD BIKEWAY BOTANICAL GARDEN, NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember LaBonge - CD #4\)](#)
Presenters: Margarita De Escontrias / Gazala Pirzada / Sandra Sunday

DOWNTOWN REGION

2. [ADOPTION OF FINDING FOR BENEFIT RESOLUTION AND AUTHORIZATION TO TRANSFER \\$605,033 FROM AB1290 FUNDS TO THE CITY OF LOS ANGELES PUBLIC WORKS TRUST FUND IN LIEU OF IMPLEMENTING STREET WIDENING REQUIREMENTS FOR THE SOUTH GROUP PROJECT ON GRAND AVENUE BETWEEN 11TH AND 12TH STREETS, CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Perry - CD #9\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / Karen Yamamoto

DOWNTOWN AND SOUTH L.A. REGIONS

3. [AMEND THE ART PLAN FOR THE STAPLES CENTER, AUTHORIZING THE RELOCATION OF THE SCULPTURES “UNTITLED FOUR” BY ARTIST MARK LERE FROM THE STAPLES CENTER AT 1111 S. FIGUEROA STREET TO THE UNIVERSITY OF SOUTHERN CALIFORNIA AT 823 EXPOSITION BOULEVARD IN ORDER TO ACCOMMODATE THE LOS ANGELES SPORTS ARCH OF FAME SCULPTURE PROGRAM AT THE STAPLES CENTER, CENTRAL BUSINESS DISTRICT AND EXPOSITION / UNIVERSITY PARK REDEVELOPMENT PROJECT AREAS \(Councilmembers Parks, Perry – CD #8, #9\)](#)
Presenters: Susan Gray / Lillian Burkenheim / Al Santillanes

HOLLYWOOD & CENTRAL REGION

4. [SERVICE CONTRACT IN THE AMOUNT OF \\$400,000 WITH SUSTAINABLE ECONOMIC ENTERPRISES OF LOS ANGELES TO PROVIDE COMMUNITY NUTRITION CLASSES AND JOB TRAINING IN THE FARMERS KITCHEN PROJECT AT THE SOUTHEAST CORNER OF SELMA AVENUE AND MORNINGSIDE COURT, HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Helmi Hisserich / John McCoy

SOUTH L.A. REGION

5. [ADOPTION OF FINDING OF BENEFIT RESOLUTION; APPROVAL OF COOPERATION AGREEMENT WITH THE CITY OF LOS ANGELES COMMUNITY DEVELOPMENT DEPARTMENT FOR THE TRANSFER OF \\$897,000 IN CDBG FUNDS TO THE AGENCY FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AND THE APPROVAL OF AN IMPLEMENTATION AGREEMENT TO PROVIDE THE CDBG FUNDS TO ICO DEVELOPMENT FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS IN THE VERMONT MANCHESTER REDEVELOPMENT RECOVERY PROJECT AREA \(Councilmember Parks – CD #8\)](#)
Presenters: Ricardo Noguera / Al Santillanes
6. [AUTHORIZATION TO REJECT ALL BIDS FOR IFB NP-1049 FOR THE CONSTRUCTION OF THE CULTURAL CRESCENT 103RD STREET BLUE LINE PARK & RIDE FACILITY IN THE WATTS REDEVELOPMENT PROJECT AREA \(Councilmember Hahn – CD #15\)](#)
Presenters: Ricardo Noguera / Carey Jenkins / Sandra Sunday

GENERAL

7. [ADOPTION OF RESOLUTION ESTABLISHING THE DATE, TIME AND PLACE OF MEETINGS OF THE POLICY REVIEW COMMITTEE AND THE FINANCE, AUDIT AND BUDGET COMMITTEES](#)
Presenters: Brence Culp / Donald Spivack
8. [EXTENSION OF DATES OF EFFECTIVENESS AND RECEIPT OF TAX INCREMENT PURSUANT TO SB1096 FOR TWENTY REDEVELOPMENT PROJECT PLAN AREAS – LAUREL CANYON, EXPOSITION/UNIVERSITY PARK ORIGINAL AREA, EXPOSITION/UNIVERSITY PARK 4TH AMENDMENT AREA, WATTS, BUNKER HILL, BEACON STREET, NORMANDIE 5, EAST HOLLYWOOD/BEVERLY NORMANDIE, LITTLE TOKYO, PICO UNION NO. 1, MONTEREY HILLS, AND LOS ANGELES HARBOR, REDEVELOPMENT PROJECT AREAS – DOWNTOWN, HARBOR, HOLLYWOOD AND CENTRAL, EAST LOS ANGELES, EAST VALLEY AND SOUTH LOS ANGELES REGIONS \(Councilmembers Reyes, Greuel, LaBonge, Parks, Perry, Wesson, Jr., Garcetti, Huizar and Hahn – CD# 1, 2, 4, 8, 9, 10, 13, 14 and 15\)](#)
Presenter: Kim Pfoser

ACTION ITEMS**DOWNTOWN REGION**

9. [AUTHORIZATION TO AMEND THE CONSTRUCTION AND PERMANENT LOAN AGREEMENT WITH 9TH AND GRAND LIMITED PARTNERS, L.P. TO INCREASE THE LOAN BY AN AMOUNT NOT TO EXCEED \\$1,061,675, FROM \\$4,356,000 TO \\$5,417,675, AND TO SUBSTITUTE BEYOND SHELTER HOUSING DEVELOPMENT CORPORATION AS THE MANAGING GENERAL PARTNER FOR THE PARKSIDE APARTMENTS LOCATED AT 400 WEST 9TH STREET, CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / John Lujan

10. [AUTHORIZATION TO ISSUE SUPPLEMENTAL TAX-EXEMPT VARIABLE RATE DEMAND MULTI-FAMILY HOUSING BONDS IN AN AMOUNT NOT TO EXCEED \\$5,000,000 IN ONE OR MORE SERIES AND RELATED ACTIONS FOR THE SECURITY BUILDING MULTI-FAMILY HOUSING RESIDENTIAL CONVERSION PROJECT, LOCATED AT THE SOUTHEAST CORNER OF SPRING AND FIFTH STREETS IN THE HISTORIC CORE OF THE CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Perry - CD #9\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / Michael Miller

HOLLYWOOD AND CENTRAL REGION

11. [CONSIDERATION OF AN APPEAL OF STAFF DENIAL OF A PERMIT APPLICATION TO INSTALL A TEMPORARY SPECIAL DISPLAY AT 7000 HOLLYWOOD BOULEVARD, HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Helmi Hisserich / Kip Rudd
12. [AUTHORIZATION TO EXECUTE AN AGREEMENT WITH 6753 HOLLYWOOD ASSOCIATES, LLC AND VAN WAGNER COMMUNICATIONS, LLC TO PERMIT THE INSTALLATION OF A SUPERGRAPHIC SIGN ON AN EXISTING BUILDING LOCATED AT 6753 HOLLYWOOD BOULEVARD, HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Helmi Hisserich / Kip Rudd / Santiago Lopez
13. [APPROVAL OF A BUDGET AMENDMENT AND PREDEVELOPMENT LOAN IN AN AMOUNT NOT TO EXCEED \\$600,000 TO MACARTHUR PARK METRO, LLC FOR A PROPOSED MIXED-USE DEVELOPMENT ON PROPERTY OWNED BY THE METROPOLITAN TRANSPORTATION AUTHORITY \(MTA\) LOCATED AT SEVENTH STREET, BONNIE BRAE STREET AND WESTLAKE AVENUE, WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Reyes – CD #1\)](#)
Presenters: Helmi Hisserich / Maxine Chavez / John McCoy
14. [APPROVAL OF A PERMANENT LOAN AND SUBORDINATION OF THE AGENCY DEED OF TRUST AND USE-RESTRICTION COVENANTS IN CONNECTION WITH CONVERTING AN EXISTING \\$2,499,200 ACQUISITION AND PREDEVELOPMENT LOAN INTO A PERMANENT LOAN WITH BRONSON COURT APARTMENTS, LP, FOR THE BRONSON COURTS AFFORDABLE HOUSING PROJECT LOCATED AT 1227-1239 NORTH BRONSON AVENUE, HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Helmi Hisserich / John Perfitt
15. [APPROVAL OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH SUNSET URBAN PROPERTIES, LLC FOR THE DEVELOPMENT OF THE SUNSET/GORDON MIXED USE PROJECT LOCATED AT 5939 WEST SUNSET BOULEVARD, HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Helmi Hisserich / John Perfitt
16. AUTHORIZATION TO ENTER INTO A CONTRACT WITH PARSONS BRINCKERHOFF IN AN AMOUNT NOT TO EXCEED \$100,000 TO PROVIDE A FEASIBILITY STUDY FOR THE PROPOSED HOLLYWOOD FREEWAY CAP PARK KNOWN AS “HOLLYWOOD CENTRAL PARK” LOCATED WITHIN THE US101 BETWEEN BRONSON AVENUE AND

WILTON PLACE IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA
(Councilmember Garcetti – CD #13)

Presenters: Helmi Hisserich / John Perfitt / Mayra Rivera

17. CHIEF EXECUTIVE OFFICER'S REPORT
18. CHAIRPERSON'S REPORT
19. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

CLOSED SESSION ITEMS

20. (A) ANTICIPATED LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(b) in order for the Board to confer with its legal counsel regarding one (1) matter of anticipated litigation.

(B) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding CRA v. Kramer Metals, et al. (Los Angeles Superior Court No. BC318563) and CRA v. M&A Gabae (Los Angeles Superior Court No. BC312351).

(C) Pending Litigation: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding Larry and Melissa Shields v. CRA (Los Angeles Superior Court No. BC346249).

(D) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding Patricia MacFadden v. CRA (Los Angeles Superior Court No. 06K03863).

(E) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding CRA v. Rosalie and Herbert Clark (Los Angeles Superior Court No. BC348586).

(F) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding CRA v. Bristol Hotel, LLC, and Adolfo Suaya (Los Angeles Superior Court No. BC319597).

PUBLIC COMMENT

21. **Speaker's form must be filled out and submitted to the Secretary prior to the beginning of Public Comment. Each speaker is limited to 2 minutes unless a time extension is allowed. Members of the public may address any item of interest within the subject matter jurisdiction of the Board.**

ADJOURNMENT