

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

AGENDA FOR SEPTEMBER 7, 2006

This Agenda was posted on, or before, Friday, September 1, 2006 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 4th 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>

PLEASE NOTE: LOCATION HAS BEEN CHANGED TO THE 6TH FLOOR

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-Aparicio, 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

PUBLIC HEARING

HOLLYWOOD AND CENTRAL REGION

PUBLIC HEARING CONTINUED TO SEPTEMBER 21, 2006

1. PUBLIC HEARING AND VARIOUS ACTIONS RELATED TO THE APPROVAL OF THE SECOND AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENTS WITH LEGACY PARTNERS 2480 LLC AND HEI/GC HOLLYWOOD ON A 4.6-ACRE SITE ON PROPERTY OWNED BY THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (“MTA”) AND OTHERS ADJACENT TO THE HOLLYWOOD/VINE METRO RAIL STATION ON HOLLYWOOD BOULEVARD BETWEEN VINE STREET AND ARGYLE AVENUE, HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti - CD #13)
Presenters: Helmi Hisserich / Isabel Rivero

CONSENT ITEMS

DOWNTOWN REGION

2. AUTHORIZATION TO EXECUTE A SECOND AMENDMENT TO A CONTRACT WITH THE CALIFORNIA COMMUNITY FOUNDATION TO INCREASE THE MAXIMUM COMPENSATION AMOUNT BY \$625,000, FROM \$750,000 TO \$1,375,000, FOR PLANNING, DESIGN, ENVIRONMENTAL AND ASSOCIATED ACTIVITIES FOR THE GRAND AVENUE PROJECT LOCATED IN THE BUNKER HILL AND CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREAS; AND APPROVAL OF ASSOCIATED BUDGET TRANSFERS (Councilmember Perry - CD #9)
Presenters: David Riccitiello / Sharon Gi / Len Betz
3. AUTHORIZATION TO PURCHASE PROPERTY AT 6915 S. MAIN STREET FOR HOMEOWNERSHIP OPPORTUNITY SITES PROGRAM, COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Jenna Gulager
4. VARIOUS ACTIONS RELATED TO THE TRANSFER OF OWNERSHIP, REPAYMENT OF EXISTING AGENCY LOAN, AND APPROVAL OF A \$2,077,338 CONSTRUCTION AND PERMANENT LOAN FOR THE REHABILITATION OF THE CENTRAL AVENUE VILLAS LOCATED AT 4051 SOUTH CENTRAL AVENUE, COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Perry - CD #9)
Presenters: David Riccitiello / Jenna Gulager

5. AUTHORIZE VARIOUS ACTIONS INCLUDING AWARD OF CONTRACT IN THE AMOUNT OF \$750,000 TO SYMIS, INC. AND TRANSFER OF NECESSARY FUNDS FOR THE UPGRADE, EXPANSION, INSTALLATION, AND MAINTENANCE OF A SECURITY SURVEILLANCE SYSTEM THROUGHOUT THE GOODYEAR INDUSTRIAL TRACT IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA AND AUTHORIZE TRANSFER OF THE SECURITY SURVEILLANCE SYSTEM TO THE BUSINESS IMPROVEMENT DISTRICT AND/OR LOS ANGELES POLICE DEPARTMENT FOR THE OPERATION AND MAINTENANCE

(Councilmember Perry – CD #9)

Presenters: David Riccitiello / Jenny Scanlin / Oscar Ixco

HOLLYWOOD AND CENTRAL REGION

6. APPROVE SETTLEMENT AGREEMENT WITH DOME ENTERTAINMENT CENTER INC. AND NATIONWIDE THEATRES CORPORATION REGARDING THE PAYMENT OF DAILY CHARGES AT THE CINERAMA DOME PARKING STRUCTURE AND AMEND THE FY07 HOLLYWOOD REDEVELOPMENT PROJECT AREA WORK PROGRAM AND BUDGET
(Councilmember Garcetti – CD #13)

Presenters: Helmi Hisserich / John Perfitt / Jay Virata

EASTSIDE REGION

7. APPROVAL OF A CHANGE OF USE TO PERMIT AUTOMOBILE GLASS REPAIR, TINTING GLASS, AND STEREO REPAIR ON AN INDUSTRIALLY DESIGNATED PARCEL LOCATED AT 1001 NORTH MISSION ROAD IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)

Presenters: Steve Valenzuela / Julia Stewart / Donna DeBruhl-Hemer

8. APPROVAL OF A CHANGE OF USE TO PERMIT PARKING ON AN INDUSTRIALLY DESIGNATED PARCEL LOCATED AT 3151-71 EAST WASHINGTON BOULEVARD IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)

Presenters: Steve Valenzuela / Julia Stewart / Donna Debruhi-Hemer

EAST VALLEY REGION

9. VARIOUS ACTIONS RELATED TO INTENT AND AUTHORIZATION TO ISSUE TAX-EXEMPT HOUSING BONDS AND RELATED ACTIONS ASSOCIATED WITH THE ISSUANCE OF TAX EXEMPT BONDS FOR AN AMOUNT NOT TO EXCEED \$9,200,000 WITH DECRO OSBORNE APARTMENTS, L.P. FOR THE DEVELOPMENT OF A 51-UNIT AFFORDABLE FAMILY APARTMENT COMPLEX AT 12360 OSBORNE STREET IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 7 (Councilmember Padilla – CD #7)

Presenters: Margarita De Escontrias / Michael Miller

10. ENVIRONMENTAL ACTION AND AUTHORIZATION TO EXECUTE AN OWNER PARTICIPATION AGREEMENT WITH VINELAND INVESTORS, LLC AND OTHER RELATED ACTIONS FOR THE CONSTRUCTION OF 58 FOR-SALE RESIDENTIAL CONDOMINIUM UNITS AT 4900 VINELAND AVENUE IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember LaBonge – CD # 4)
Presenters: Margarita De Escontrias / Gazala Pirzada / Bill Mason / Steven Brady
11. VARIOUS ACTIONS TO ACCEPT A \$192,000 ENVIRONMENTAL JUSTICE PLANNING GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR PACOIMA TRANSPORTATION AND COMMUNITY PLANNING STRATEGY FOR A LIVABLE COMMUNITY WITHIN THE PACOIMA/PANORAMA CITY EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7 (Councilmembers Cardenas, Padilla – CD #6, #7)
Presenters: Margarita De Escontrias / Elvin Padilla

SOUTH L.A. REGION

12. RATIFICATION OF AUTHORIZATION TO EXECUTE A COOPERATION AGREEMENT BETWEEN THE CITY OF LOS ANGELES' COMMUNITY DEVELOPMENT DEPARTMENT (CDD) AND THE CRA/LA TO RECEIVE \$500,000 IN ECONOMIC DEVELOPMENT INITIATIVE (EDI) GRANT FUNDS FOR THE MARLTON SQUARE MIXED-USE DEVELOPMENT, AMENDED CRENSHAW RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD #8)
Presenters: Ricardo Noguera / Alvin Jenkins / Ed Rodriguez
13. APPROVE A PURCHASE ORDER FOR THE LAW FIRM OF FOX & SOHAGI IN THE AMOUNT OF \$273,875 FOR LEGAL SERVICES RELATED TO LITIGATION CHALLENGING THE PROPOSED UNIVERSITY GATEWAY PROJECT IN THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD #8)
Presenters: Ricardo Noguera / Curt Holguin

GENERAL

14. AUTHORIZATION TO EXECUTE A COOPERATION AGREEMENT AMONG THE AGENCY, LOS ANGELES HOUSING DEPARTMENT, HOUSING AUTHORITY OF THE CITY OF LOS ANGELES AND LOS ANGELES DEPARTMENT OF WATER AND POWER FOR THE CRA TO PROVIDE \$10,000,000 FOR THE CITY'S \$50,000,000 PERMANENT SUPPORTIVE HOUSING FUND
Presenters: Donald R. Spivack / Sergio Barajas

ACTION ITEMS

HOLLYWOOD AND CENTRAL REGION

15. APPROVAL OF AN EXCLUSIVE NEGOTIATING AGREEMENT WITH 1601 NORTH VINE, LLC, AUTHORIZATION TO ENTER INTO PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF THE 1601 NORTH VINE STREET PROPERTY FOR \$5,450,000 AND BUDGET AMENDMENT TO FACILITATE THE POTENTIAL DEVELOPMENT OF A COMMERCIAL OFFICE PROJECT, HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti - CD #13)
Presenters: Helmi Hisserich / John Perfitt
16. AUTHORIZATION TO ENTER INTO PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF THE GOLDENSON PROPERTY LOCATED AT 1357 NORTH VINE STREET FOR \$1,700,000 TO IMPLEMENT GOALS AND OBJECTIVES OF THE HOLLYWOOD REDEVELOPMENT PLAN, HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)
Presenters: Helmi Hisserich / John Perfitt

DOWNTOWN REGION

17. APPROVE ACTIONS RELATED TO THE METROPOLITAN LOFTS PROJECT INCLUDING ALLOWING DEVELOPER TO REDEEM AND REFINANCE \$53,000,000 COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES VARIABLE RATE DEMAND MULTI-FAMILY HOUSING REVENUE BONDS (METROPOLITAN LOFTS APARTMENTS), 2002 SERIES A, AND AUTHORIZE THE CEO OR DESIGNEE TO CONDUCT A TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) HEARING FOR A BOND ISSUANCE OF \$59 MILLION BY CSCDA TO REFINANCE SAID AGENCY BONDS FOR THE METROPOLITAN LOFTS PROJECT LOCATED IN THE CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmember Perry - CD #9)
Presenters: David Riccitiello / Lillian Burkenheim / Michael Miller

GENERAL

18. CONSIDERATION OF STAFF RECOMMENDATION TO DENY RELIEF FROM THE EXISTING AFFORDABILITY COVENANT CURRENTLY RECORDED AGAINST THE 48 UNIT ROLLAND CURTIS GARDENS APARTMENTS LOCATED AT 1077 W. 38TH STREET (Councilmember Parks – CD #8)
Presenters: Sergio Barajas / Ginger Keith
19. CHIEF EXECUTIVE OFFICER'S REPORT
20. CHAIRPERSON'S REPORT
21. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

CLOSED SESSION ITEMS

22. (A) 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. Betty and Robert Blue, et al. (Los Angeles Superior Court No. BC 348564) and Blue

Family Survivor's Trust, Bernard Luggage v. CRA (Los Angeles Superior Court No. BS 102424).

(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. Dome Entertainment Center, Inc., Nationwide Theatres Corporation (Los Angeles Superior Court No. BC 343396).

(C) 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.

(D) REAL PROPERTY NEGOTIATIONS: This Closed Session is being held pursuant to Government Code section 54956.8 in order for the Board to advise its negotiators concerning the price and terms of payment regarding the acquisition of the real property located 6915 South Main Street, Los Angeles. Agency Negotiators: David Ricitiello, Jenna Gulager. Owner: Cedar Hill Baptist Church.

(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 Newman v. CRA, et al. (Los Angeles Superior Court No. BC 338400)

PUBLIC COMMENT

23. **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