

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

**AGENDA FOR DECEMBER 21, 2006**

This Agenda was posted on, or before, Friday, December 15, 2006 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 6<sup>th</sup> and 8<sup>th</sup> Floor Lobbies. Copies of this Agenda and Memoranda will be available in the Records Department on the 5<sup>th</sup> 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>**

**9:00 A.M.**

**SPECIAL AGENCY MEETING**

354 S. Spring Street, 6<sup>th</sup> 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.**

ACTIONS TAKEN

ROLL CALL (Jackson, Janis, Ling, Ackerman, Perez and Shockley)

PUBLIC HEARINGSDOWNTOWN REGIONTO BE OPENED AND CONTINUED TO JANUARY 4, 2007

- Continued
1. PUBLIC HEARING AND VARIOUS ACTIONS RELATIVE TO THE MIXED-USE "GRAND AVENUE PROJECT", INCLUDING APPROVALS OF THE FINAL ENVIRONMENTAL IMPACT REPORT, DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE LOS ANGELES GRAND AVENUE AUTHORITY ("AUTHORITY") AND GRAND AVENUE LA, LLC ("DEVELOPER"), GROUND LEASES AMONG THE COUNTY OF LOS ANGELES ("COUNTY"), AGENCY, AUTHORITY, AND DEVELOPER, AND AGREEMENTS TO PROVIDE A TOTAL OF \$24,400,000 IN AGENCY ASSISTANCE FOR (1) THE DEVELOPMENT OF TWO COUNTY-OWNED PARCELS, PARCEL Q (100 SOUTH GRAND AVENUE) AND PARCEL W-2 (440 WEST FIRST STREET) AND TWO AGENCY-OWNED PARCELS, PARCEL L (220 SOUTH HOPE STREET) AND PARCEL M-2 (236 SOUTH HOPE STREET), IN THE BUNKER HILL REDEVELOPMENT PROJECT AREA; (2) THE REDESIGN OF THE GRAND AVENUE CORRIDOR BETWEEN FIFTH STREET AND CESAR E. CHAVEZ AVENUE IN THE BUNKER HILL AND AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREAS; AND (3) PUBLIC PARK IMPROVEMENTS FOR A 16-ACRE CIVIC PARK IN THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)  
Presenters: David Riccitiello / Len Betz / Sharon Gi

DOWNTOWN REGION

- Held
2. PUBLIC HEARING ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE METROPOLIS MIXED USE PROJECT IN THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)  
Presenters: David Riccitiello / Lillian Burkenheim / Pauline Lewicki
- Continued  
Tabled
3. PUBLIC HEARING; AUTHORIZATION TO EXECUTE AN OWNER PARTICIPATION AGREEMENT TO PROVIDE \$500,000 TO DEVELOPER FOR ACQUISITION OF EQUIPMENT AND A SECTION 108 LOAN AGREEMENT FOR LAND ACQUISITION WITH AMERICAN CENTRAL PLAZA LLC AND OTHER RELATED ACTIONS FOR THE DEVELOPMENT OF AN INDUSTRIAL PROPERTY AT 902-1020 E. 59<sup>TH</sup> STREET IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)  
Presenters: David Riccitiello / Jenny Scanlin / Steve Andrews

CONSENT ITEMSDOWNTOWN REGION

4. DELETED

5. **Reso. #6997**  
Adopted VARIOUS ACTIONS RELATED TO THE EXPERIENCELA WEBSITE AND EXPERIENCELA WIFI TO AMEND THE CONTRACT WITH CIVIC RESOURCE GROUP FOR WEB SERVICES BY \$115,000 FROM \$302,286 TO \$417,286; ENTER INTO A CONTRACT WITH JOVOGO COMMUNICATIONS IN THE AMOUNT OF \$100,000 FOR THE DOWNTOWN EXPANSION OF PUBLIC INTERNET WIFI AT PERSHING SQUARE, ADOPT A FINDING OF BENEFIT RESOLUTION THAT THE USE OF \$100,000 OF BUNKER HILL FUNDS IS OF BENEFIT TO THE BUNKER HILL AND CITY CENTER REDEVELOPMENT PROJECTS; AND EXECUTE A TRI-PARTY AGREEMENT IN THE AMOUNT OF \$65,000 WITH THE LOS ANGELES POLICE DEPARTMENT AND LITTLE TOKYO SERVICE CENTER FOR THE TRANSPORT AND RECEPTION OF VIDEO FROM WIFI CAMERA DEPLOYMENTS IN LITTLE TOKYO AND ANGELS KNOLL INTERIM PARK, CITYWIDE (All Council Districts)  
Presenters: David Riccitiello / Curt Gibbs
6. **Reso. #6998**  
Adopted RESOLUTION MAKING FINDINGS THAT THE BROADWAY SIDEWALKS RECONSTRUCTION PROJECT IS OF BENEFIT TO THE CITY CENTER AND THE CENTRAL BUSINESS DISTRICT (AMENDED) REDEVELOPMENT PROJECTS AND THAT THE AGENCY'S CONTRIBUTION TO THE CITY OF LOS ANGELES OF AN ADDITIONAL \$400,000 IS NECESSARY TO ASSIST THAT RECONSTRUCTION, AND RELATED ACTIONS TO FACILITATE THE FINANCIAL TRANSFERS, CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)  
Presenters: David Riccitiello / Lillian Burkenheim / Curt Gibbs
7. **Reso. #6999**  
Adopted APPROVAL OF A FIRST IMPLEMENTATION AGREEMENT WITH THE COLBURN SCHOOL, AUTHORIZATION FOR THE EXPENDITURE OF \$300,000 OF BUNKER HILL TAX INCREMENT FUNDS, ADOPTION OF A 33445 RESOLUTION, AND RELATED ACTIONS FOR PUBLIC IMPROVEMENTS IN THE UPPER SECOND STREET RIGHT-OF-WAY IN THE BUNKER HILL REDEVELOPMENT PROJECT AREA (Councilmember Perry CD #9)  
Presenters: David Riccitiello / Curt Gibbs / Sharon Gi
8. **Approved** AWARD PUBLIC IMPROVEMENT CONTRACT TO THOMSEN LANDSCAPE IN THE AMOUNT OF \$446,194.50 FOR THE CONSTRUCTION OF ANGELS KNOLL PLAZA ON THE LOWER PORTION OF PARCEL Y-1 IN THE BUNKER HILL REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)  
Presenters: David Riccitiello / Len Betz / Sandra Sunday

### EASTSIDE REGION

9. **Approved** APPROVAL OF A MINOR VARIATION TO THE DESIGN FOR DEVELOPMENT FOR BILLBOARD STRUCTURES TO ALLOW A NONCONFORMING BILLBOARD LOCATED AT 3426 EAST 1<sup>ST</sup> STREET IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)  
Presenters: Steve Valenzuela / Donna De Bruhl-Hemer / Julia Stewart

### HARBOR REGION

10. **Approved** AUTHORIZATION TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE SAN PEDRO PENINSULA CHAMBER OF COMMERCE, IN AN AMOUNT NOT TO EXCEED \$75,000 TO INITIATE AN ARTS, CULTURE AND ENTERTAINMENT DISTRICT WITHIN THE BEACON STREET AND PACIFIC CORRIDOR REDEVELOPMENT PROJECT AREAS (Councilmember Hahn – CD #15)  
Presenters: Jay Virata / Walter Beaumont

**HOLLYWOOD REGION**

11. AUTHORITY TO AMEND CONTRACT NO. 502895 WITH DEMETRIOU, DEL GUERCIO, SPRINGER & FRANCIS BY AN AMOUNT OF \$245,000, FOR A TOTAL CUMULATIVE CONTRACT AMOUNT NOT TO EXCEED \$320,000 TO PROVIDE CONTINUED LEGAL REPRESENTATION ON LITIGATIONS INVOLVING THE COMPLETION OF THE ACQUISITION AND RELOCATION PHASE OF THE HOLLYWOOD & VINE MIXED USE PROJECT, HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)  
Presenters: Helmi Hisserich / Edward Young, Isabel Rivero
12. BUDGET TRANSFERS AND AUTHORIZATION TO EXECUTE AN AGREEMENT FOR RELINQUISHMENT OF PARKING LICENSE FOR \$380,000 TO PURCHASE BACK FROM AVS PROPERTIES AND RELATED PARTIES 42 PARKING SPACES IN THE AGENCY-OWNED CINERAMA DOME PARKING STRUCTURE LOCATED AT 1400 IVAR AVENUE, HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)  
Presenters: Helmi Hisserich / John Perfitt
13. ENVIRONMENTAL ACTIONS AND AUTHORIZATION TO EXECUTE A SIGN COVENANT AND AGREEMENT WITH LB/L-DS VENTURES METROPOLITAN II, LLC. AND A SIGN COMPANY TO BE DETERMINED TO PERMIT THE INSTALLATION OF TWO SUPERGRAPHIC SIGNS AT 5825 SUNSET BOULEVARD, HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)  
Presenters: Helmi Hisserich / Kip Rudd

Resc. #7000  
Adopted

Continued  
Tabled

**SOUTH L.A. REGION**

14. VARIOUS ACTIONS RELATED TO AGENCY PURCHASE OF TWO FORMER PUBLIC LIBRARY SITES LOCATED AT 6527 CRENSHAW BOULEVARD IN THE AMOUNT OF \$540,000 AND AT 1636 W MANCHESTER AVENUE IN THE AMOUNT OF \$1,097,000 CRENSHAW SLAUSON PROJECT AREA AND VERMONT MANCHESTER REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD #8)  
Presenters: Ricardo Noguera / Alvin Jenkins / Armando Pena

**WEST VALLEY REGION**

15. AUTHORIZATION TO EXECUTE A CONDITIONAL GRANT AGREEMENT WITH LCB ENTERPRISES, LLC, IN AN AMOUNT NOT TO EXCEED \$3,200,000 OF RESEDA-CANOGA PARK TAX INCREMENT AND BOND PROCEEDS, FOR THE PURPOSE OF COVERING A PORTION OF THE DEVELOPMENT COSTS RELATING TO CONSTRUCTION OF A COMMUNITY CENTER AS THE FINAL PHASE OF THE TIERRA DEL SOL AFFORDABLE HOUSING DEVELOPMENT, LOCATED AT 21400 SATICOY AVENUE IN CANOGA PARK (Councilmember Zine – CD #3)  
Presenters: Leslie Lambert / Vicky Gilkey

**GENERAL**

16. AUTHORIZATION TO EXECUTE CONTRACTS AND/OR PURCHASE ORDERS FOR A TOTAL AMOUNT NOT TO EXCEED \$1,500,000 FOR FISCAL AND FINANCIAL CONSULTING SERVICES  
Presenter: Joe Nocella

Approved

17. AUTHORIZATION TO SUBMIT THE AGENCY'S ANNUAL REPORT OF FINANCIAL TRANSACTIONS FOR THE FISCAL YEAR ENDED JUNE 30, 2006 TO THE CITY COUNCIL AND THE STATE CONTROLLER  
Presenters: Brence Culp / Ras Mallari
18. APPROVAL OF AFFORDABLE HOUSING COVENANT AGREEMENT WITH PORTALS HOUSE, INC. ALLOWING FOR THE TRANSFER OF AFFORDABILITY COVENANTS FROM PROPERTY LOCATED AT 255-269 S. MARIPOSA AVENUE TO PROPERTY LOCATED AT 3875 S. WESTERN AVENUE, (Councilmembers Parks, Garcetti – CD #8, #13)  
Presenters: Sergio Barajas / Kevin Sullivan
19. APPROVAL OF THE RETENTION OF THE LAW FIRM OF ALESHIRE & WYNDER AND THE ASSIGNMENT OF THREE PURCHASE ORDERS FOR LEGAL SERVICES RELATED TO THE CITY CENTER REDEVELOPMENT PLAN, THE CENTRAL INDUSTRIAL REDEVELOPMENT PLAN AND THE ADAMS/LA BREA DEVELOPMENT PROJECT (Councilmembers Perry, Wesson Jr and Huizar CD #9, #10 and #14)  
Presenters: David Riccitiello/Tim Chung

### ACTION ITEMS

#### HOLLYWOOD REGION

20. AUTHORIZATION TO EXECUTE AN OWNER PARTICIPATION AGREEMENT AND A PROMISSORY NOTE WITH CIM/PICO, LP AND ADOPTION OF A JOINT 33445 RESOLUTION FINDING THAT THE PROVISION OF OFFSITE PUBLIC IMPROVEMENTS FOR THE MIDTOWN CROSSINGS PROJECT IS OF BENEFIT TO THE MID CITY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson, Jr – CD #10)  
Presenters: Helmi Hisserich / John Perfitt
21. ENVIRONMENTAL ACTION, APPROVAL OF A VARIATION FROM SIGNAGE STANDARDS, AND AUTHORIZATION TO EXECUTE A SIGN COVENANT AND AGREEMENT WITH CIM/6904 HOLLYWOOD LLC AND CIM OUTDOOR MEDIA LP TO PERMIT THE INSTALLATION OF TWO OPEN PANEL ROOF SIGNS AT 6904 HOLLYWOOD BOULEVARD, HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)  
Presenters: Helmi Hisserich / Kip Rudd

#### SOUTH L.A. REGION

22. AUTHORIZATION TO NEGOTIATE AND EXECUTE AN AMENDMENT TO AGENCY GAP LOAN TO INCREASE LOAN AMOUNT BY UP TO \$1,575,000 UTILIZING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE VERMONT SENIORS/EXPOSITION WEST SENIOR HOUSING PROJECT LOCATE AT 39<sup>TH</sup> STREET AND VERMONT AVENUE IN THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD #8)  
Presenters: Ricardo Noguera / Al Santillanes
23. REQUEST AUTHORITY TO EXPEND ADDITIONAL PREDEVELOPMENT FUNDS IN AN AMOUNT UP TO \$25,000 BY THE WATTS CINEMA AND EDUCATION CENTER FOR THE WATTSTAR THEATER PROJECT BY INCREASING THE AMOUNTS ON THE EXISTING CONTRACTS FOR CB RICHARD ELLIS AND KIMLEY-HORN AND ASSOCIATES, WATTS CORRIDOR REDEVELOPMENT PROJECT AREA (Councilmember Hahn CD #15)  
Presenters: Ricardo Noguera / Al Santillanes

24. VARIOUS ACTIONS RELATED TO THE GRANT HOUSING AND ECONOMIC DEVELOPMENT CORPORATION IMANI FE AFFORDABLE MULTI-FAMILY HOUSING DEVELOPMENT (Councilmember Parks, Hahn – CD #8, #15)  
 Approved Presenters: Ricardo Noguera / Carey Jenkins

### GENERAL

- Held 25. CHIEF EXECUTIVE OFFICER'S REPORT
- No Report 26. CHAIRPERSON'S REPORT
- None 27. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

### CLOSED SESSION ITEMS

28. (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.  
 Held No action taken
- (B) ANTICIPATED LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(c) in order for the Board to confer with its legal counsel regarding one (1) of anticipated litigation.  
 Held No Action taken
- (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 Regency Outdoor Advertising v. CRA, et al. (United States District Court No. CV-99010456 (GHK)).  
 Held No action taken
- (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 CRA v. Kramer Metals (Los Angeles Superior Court No. BC318563).  
 Held No action taken
- (E) REAL PROPERTY NEGOTIATIONS: This Closed Session is being held pursuant to Government Code Section 54956.8 in order for the Board to grant authority to its negotiators regarding the price and terms of lease for the real property located at Grand Avenue and 1<sup>st</sup> Street. Agency Negotiator: David Riccitiello. Owner: County of Los Angeles.  
 Held NO action taken

### PUBLIC COMMENT

29. **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.**  
 Held

ADJOURNMENT

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

REPORTS

DECEMBER 21, 2006

REPORTS SUBMITTED AS FOLLOWS:

- Reported R-1 REPORT ON ISSUANCE OF A REQUEST FOR PROPOSALS BY THE COMMUNITY REDEVELOPMENT AGENCY FOR THE UPDATE OF HISTORIC ASSESSMENT SURVEYS FOR THE HOLLYWOOD REDEVELOPMENT PROJECT, THE WESTLAKE RECOVERY REDEVELOPMENT AREA AND THE WILSHIRE CENTER AND KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREAS  
Presenter: Ken Moye
- Reported R-2 REPORT ON STATUS OF AGENCY LOAN PORTFOLIO AND LOANS IN MONETARY DEFAULT AS OF SEPTEMBER 30, 2006  
Presenter: Stanley Lefkowitz
- Reported R-3 REPORT ON REPROGRAMMING OF THE \$11 MILLION ALLOCATED TO THE CONVENTION HOTEL PROJECT IN FISCAL YEAR 2006-07  
Presenters: David Riccitiello / Lillian Burkenheim