

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

AGENDA FOR SEPTEMBER 21, 2006

This Agenda was posted on, or before, Friday, September 15, 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>

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, 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 HEARINGS**EAST VALLEY REGION**

1. [PUBLIC HEARING AND AUTHORIZATION TO EXECUTE A COOPERATION AGREEMENT WITH BUREAU OF ENGINEERING TO TRANSFER \\$3,000,000 OF AB 1290 AND BOND PROCEEDS FOR THE CONSTRUCTION OF A NEIGHBORHOOD CONSTITUENT CENTER LOCATED WITHIN THE PACOIMA/PANORAMA CITY EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT #7 \(Councilmember Padilla – CD #7\)](#)
Presenters: Margarita H. De Escontrias

HOLLYWOOD AND CENTRAL REGION

2. [PUBLIC HEARING; ADOPT ENVIRONMENTAL RESOLUTION; ADOPT JOINT RESOLUTIONS ON THE DISPOSITION AND FINDING OF BENEFIT; APPROVE SECOND AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENTS WITH LEGACY PARTNERS HOLLYWOOD & VINE LLC AND HEI/GC HOLLYWOOD & VINE LLC; AND APPROVE BUDGET AMENDMENT FOR THE DEVELOPMENT OF THE HOLLYWOOD AND VINE MIXED USE PROJECT, HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Helmi Hisserich / Isabel Rivero

CONSENT ITEMS**EAST VALLEY REGION**

3. [VARIOUS ACTIONS RELATED TO INTENT AND AUTHORIZATION TO ISSUE TAX-EXEMPT HOUSING 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

SOUTH L.A. REGION

4. [AUTHORIZATION TO EXECUTE A SOLE SOURCE CONTRACT WITH UNIVERSITY OF CALIFORNIA AT LOS ANGELES' DEPARTMENT OF URBAN SIMULATION FOR THE 3-D SIMULATION PROJECT IN THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA \(Councilmembers Parks, Perry – CD #8, #9\)](#)
Presenters: Ricardo Noguera / Al Santillanes / Ken Clark

WEST VALLEY REGION

5. [AUTHORIZATION TO ACQUIRE THE PROPERTY LOCATED AT 18401 AND 18355 W. KESWICK STREET, RESEDA, FOR THE PURPOSE OF DEVELOPING LOW AND MODERATE INCOME HOUSING \(Councilmember Zine – CD #3\)](#)
Presenters: Leslie Lambert / Dan Kahn

6. [AUTHORIZATION TO EXECUTE AN AMENDMENT TO CONSTRUCTION CONTRACT WITH LA BUILDERS TO EXPAND THE SCOPE OF WORK AND TO INCREASE THE CONTRACT AMOUNT BY \\$75,000, FROM \\$58,631 TO \\$133,631, FOR THE IMPLEMENTATION OF THE COMMERCIAL FAÇADE AND SIGNAGE PROGRAM FOR THE COUNCIL DISTRICT 3 DISASTER ASSISTANCE PROJECT \(Councilmember Zine – CD #3\)](#)

Presenters: Leslie Lambert / Charlotte Brimmer / Ildefonso Rodriguez

GENERAL

7. [AUTHORIZATION TO AWARD CONTRACTS TO SIX FIRMS TO PROVIDE ACQUISITION AND RELOCATION SERVICES FOR PROJECTS WITHIN VARIOUS REDEVELOPMENT PROJECT AREAS FOR A THREE-YEAR TERM IN AN AMOUNT NOT TO EXCEED \\$1,500,000](#)

Presenters: Kathi Head / Ken Clark

8. [APPROVE DELEGATION OF AUTHORITY TO CHIEF EXECUTIVE OFFICER, CHIEF OPERATING OFFICER, DEPUTY CHIEF OF OPERATIONS AND POLICY AND REGIONAL ADMINISTRATORS TO APPROVE DISCRETIONARY LAND USES AND MINOR VARIATIONS OF LIMITED SCALE IN ALL REDEVELOPMENT PROJECT AREAS WHERE SUCH USES AND VARIATIONS ARE ALLOWED AS DISCRETIONARY ACTIONS UNDER THE APPLICABLE REDEVELOPMENT PLAN](#)

Presenter: Donald Spivack

ACTION ITEMS

DOWNTOWN REGION

9. [CONSIDERATION OF APPEAL OF STAFF DENIAL OF PROPOSED COMMERCIAL USE ON AN INDUSTRIAL DESIGNATED PARCEL AT 1833 EAST VERNON AVENUE 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 / Josh Rohmer

EAST VALLEY REGION

10. [AUTHORIZATION TO EXECUTE A CONSTRUCTION AND PERMANENT LOAN AGREEMENT IN THE AMOUNT OF \\$2.0 MILLION WITH 12129 EL DORADO AVENUE, L.P., AND TO APPROVE THE CONCEPTUAL DESIGN AND TO CREATE A NEW OBJECTIVE CODE \(PC1120\), FOR THE DEVELOPMENT OF A 60 UNIT FAMILY APARTMENT COMPLEX AT 12129 N. EL DORADO AVENUE, IN THE SYLMAR AREA OF THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 7 \(Councilmember Padilla – CD #7\)](#)

Presenters: Margarita De Escontrias / Steven Brady

HOLLYWOOD AND CENTRAL REGION

11. [ENVIRONMENTAL ACTION AND APPROVAL OF THE SCHEMATIC ART PLAN FOR THE HOLLYWOOD AND VINE MIXED-USE PROJECT ADJACENT TO AND INCORPORATING 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 / Susan Gray / Kip Rudd
12. [ENVIRONMENTAL ACTION AND APPROVAL OF VARIATIONS AND AUTHORIZATION TO EXECUTE SIGN AGREEMENTS TO PERMIT THE IMPLEMENTATION OF A CREATIVE SIGN PROGRAM AT THE HOLLYWOOD & VINE MIXED USE PROJECT, HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Helmi Hisserich / Kip Rudd
13. [AUTHORIZATION TO ESTABLISH A PRE-QUALIFIED POOL OF TWELVE ARTS ORGANIZATIONS AND A PRE-QUALIFIED POOL OF FIVE ART CONSULTANTS FOR A THREE YEAR TERM FOR THE HOLLYWOOD ART RETENTION PROJECT, HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Helmi Hisserich / Susan Gray / John Perfitt
14. [AUTHORIZATION TO: \(I\) ADOPT A REPLACEMENT HOUSING PLAN FOR DEMOLITION OF 12 UNITS, \(II\) BUDGET AMENDMENT, \(III\) APPROVAL OF A CONSTRUCTION AND PERMANENT LOAN IN THE AMOUNT OF \\$700,000 TO CARONDOLET COURT PARTNERS, L.P., AND \(IV\) SUBORDINATION OF AGENCY'S DEED OF TRUST AND COVENANTS FOR THE PROPOSED 33 UNIT CARONDELET COURT APARTMENTS LOCATED AT 816 SOUTH CARONDELET STREET, WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Reyes – CD #1\)](#)
Presenters: Helmi Hisserich / Maxine Chavez / John McCoy
15. [CONSIDERATION OF PROPERTY OWNER'S REQUEST FOR A CERTIFICATE OF CONFORMANCE PURSUANT TO SECTION 700 OF THE OWNER PARTICIPATION RULES FOR THE REAL PROPERTY LOCATED AT 5057 WEST ADAMS BOULEVARD, WITHIN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Wesson, Jr. – CD #10\)](#)
Presenters: Helmi Hisserich / Oscar Jauregui

ORAL PRESENTATION

16. [ORAL PRESENTATION ON HOW TO ACHIEVE THE ADDITIONAL AFFORDABILITY AT THE ALEXANDRIA HOTEL AS PER THE ACTIONS APPROVED BY THE BOARD ON JULY 20, 2006, CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Huizar – CD #14\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / Curt Gibbs

GENERAL

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

CLOSED SESSION ITEMS

20. (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) 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 at 18401 and 18355 West Keswick Street, Reseda. Agency Negotiators: Leslie Lambert, Dan Kahn. Owner: Valley Missionary Baptist Church.
- (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 Newman v. CRA, et al. (Los Angeles Superior Court No. BC 338400).
- (D) 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.
- (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 D&M Notary & Paralegal, et al. v. CRA (Los Angeles Superior Court No. BC 334255).
- (F) CONFERENCE WITH LABOR NEGOTIATORS: This Closed Session is being held pursuant to Government Code Section 54957.6 in order for the Board to provide direction to its designated representative regarding the salary and/or compensation of American Federation of State, County and Municipal Employees (AFSCME Nos. 164, 585, 1890 and 2204). Agency Designated Representative: Cecilia V. Estolano, Chief Executive Officer.

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