

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

CRA/LA AGENDA FOR JANUARY 21, 2010

This Agenda was posted on, or before Friday, January 15, 2010 at 5:00 p.m. 354 South Spring Street in the Main Lobby, as well as the 6th and 8th Floor Lobbies. Copies of this Agenda will be available at the CRA/LA Records Department on the 5th floor.

CRA/LA'S AGENDA AVAILABLE ON LA CITYLINK COMPUTER BULLETIN BOARD SYSTEM (TEL: 213 237-0974) AND THE CRA/LA'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.

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

Board meeting to consider Agenda Items

Board of Commissioners

Bruce D. Ackerman, Chairman
Madeline Janis, Vice Chair
Joan Ling, Treasurer
Dr. Lula Ballton
Kenneth H. Fearn
Alejandro Ortiz
David Sickler

Calvin E. Hollis, Interim Chief Executive Officer

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

ROLL CALL

PUBLIC HEARING**DOWNTOWN REGION**

1. [PUBLIC HEARING AND AUTHORIZATION TO EXECUTE A DISPOSITION AND DEVELOPMENT AGREEMENT WITH PACIFIC CENTER PLACE, LLC FOR DISPOSITION AT NO COST AND DEVELOPMENT OF A VACANT MANUFACTURING SITE LOCATED AT 812 EAST 59TH AND PROVIDE UP TO \\$750,000 FOR REHABILITATION OF THE IMPROVEMENTS 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 / Christine Kalamaros

CONSENT ITEMS**DOWNTOWN REGION**

2. [APPROVAL OF AN INSTITUTIONAL/NONPROFIT USE ON A COMMERCIAL DESIGNATED PARCEL LOCATED AT 7426 SOUTH VERMONT 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 / Matt Mason

3. [ADOPT RESOLUTION AUTHORIZING \(1\) THE CREATION OF A PARK, INCLUDING THE POTENTIAL ACQUISITION OF PROPERTY LOCATED AT ORD STREET, TEED STREET AND HILL PLACE FOR AN AMOUNT NOT TO EXCEED \\$750,000, AND \(2\) THE INSTALLATION OF PUBLIC IMPROVEMENTS AND PUBLIC ART IMPROVEMENTS IN THE CHINATOWN REDEVELOPMENT PROJECT AREA \(Councilmember Reyes – CD #1\)](#)

Presenters: David Riccitiello / Lillian Burkenheim / Bibiana Yung

EAST VALLEY REGION

4. [EXECUTE A FIRST AMENDMENT TO OWNER PARTICIPATION AGREEMENT, FIRST AMENDMENT TO AGREEMENT CONTAINING COVENANTS AND NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY WITH FUNDING INVESTMENT CORPORATION AND OTHER RELATED ACTIONS REGARDING THE OWNERSHIP AND MANAGEMENT OF A 65 RESIDENTIAL UNIT DEVELOPMENT AT 11011 HUSTON STREET IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember LaBonge – CD #4\)](#)

Presenters: Margarita H. de Escontrias / Gazala Pirzada / Steven Brady

HOLLYWOOD & CENTRAL REGION

5. [NOVATION AGREEMENT ASSIGNING TO ENTERPRISE COMMUNITY PARTNERS, INC. AN EXISTING CONTRACT WITH ENTERPRISE HOME OWNERSHIP PARTNERS, INC. IN THE TOTAL AMOUNT OF \\$79,620 FOR THE IMPLEMENTATION OF A SAFETY/ENERGY-SAVING RETROFITTING PROGRAM IN THE EAST HOLLYWOOD/BEVERLY-NORMANDIE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA \(Councilmembers LaBonge, Garcetti – CD #4, #13\)](#)

Presenters: Dushant Ahuja / Neelura Bell / Mayra Rivera

6. [AUTHORIZATION TO REJECT BIDS FOR INSTALLATION OF PUBLIC STREET IMPROVEMENTS AND TRAFFIC SIGNALS AT FINLEY/HILLHURST ALONG HOLLYWOOD BOULEVARD IN THE EAST HOLLYWOOD/BEVERLY-NORMANDIE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA \(Councilmembers LaBonge, Garcetti – CD #4, #13\)](#)
Presenters: Leslie Lambert / Mayra Rivera / Conrado Chavez

SOUTH LA REGION

7. [DISCRETIONARY APPROVAL OF INSTITUTIONAL USE ON RESIDENTIAL PARCELS AT 10101-10125 SOUTH BROADWAY \(SHEENWAY HERITAGE READY HIGH SCHOOL\) IN THE BROADWAY/ MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Parks – CD #8\)](#)
Presenters: Carolyn Hull / Miriam Negri
8. [DISCRETIONARY APPROVAL OF INSTITUTIONAL USE ON A COMMERCIAL PARCEL AT 3962 WEST MARTIN LUTHER KING JR. BOULEVARD IN THE CRENSHAW AMENDED REDEVELOPMENT PROJECT AREA \(Councilmember Wesson, Jr. – CD #10\)](#)
Presenters: Carolyn Hull / Alvin Jenkins / Sanders Ishisaka

GENERAL

9. [FUNDING OF \\$500,000 TO CORPORATION FOR SUPPORTIVE HOUSING FOR ADMINISTRATION OF AFFORDABLE HOUSING PROGRAMS \(VARIOUS REGIONS\)](#)
Presenter: Dalila Sotelo

ACTION ITEM

DOWNTOWN REGION

10. [ENVIRONMENTAL FINDINGS AND APPROVAL OF THE SEVENTH IMPLEMENTATION AGREEMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH L.A. ARENA LAND COMPANY, INC., FLOWER HOLDINGS, L.L.C. L.A. ARENA COMPANY, L.L.C., OLYMPIC AND GEORGIA PARTNERS, L.L.C., LA LIVE THEATRE, L.L.C., AND LA LIVE PROPERTIES TO MODIFY THE DESIGN GUIDELINES AND THE MASTER PLAN FOR THE DEVELOPMENT OF THE LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT IN THE CITY CENTER AND AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREAS \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / Karen Yamamoto
11. ORAL REPORT ON PROPOSAL REGARDING PARKING STRUCTURES, INCLUDING CINERAMA DOME PARKING STRUCTURE (1400 IVAR AVENUE)
Presenter: Glenn Wasserman
12. CHIEF EXECUTIVE OFFICER'S REPORT
13. CHAIRPERSON'S REPORT
14. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

PUBLIC COMMENT

15. 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.

CLOSED SESSION ITEMS

16. (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(a) in order for the Board to confer with its legal counsel regarding CRA/LA v. California Department of Toxic Substances Control, ex rel. Industrial Service Oil Company, Inc. (Los Angeles Superior Court No. BS111277).

(C) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Razmig Tchobian, et al. v. CRA/LA, Parking Concepts, Inc. (Federal District Court No. SACV09-422 JVS(ANx)).

(D) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding South Central Farmers Action Fund, Inc., Kramer Metals, Inc., M&A Gabae v. CRA/LA et al. (Los Angeles Superior Court No. BS117561).

(E) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS116648).

(F) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Kramer Metals, Inc. M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS113612).

(G) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding CRA/LA v. Kramer Metals, Inc. (Los Angeles Superior Court No. BC318563; Court of Appeal No. B212591).

(H) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Angel Lynn (aka Angelyne) v. CRA/LA, et al. (Los Angeles Superior Court No. BC426214).

(I) REAL PROPERTY NEGOTIATIONS: This Closed Session is being held pursuant to Government Code Section 54956.8 in order for the Board to confer with its real property negotiators regarding the price and terms of payment for the property located at 1400 Ivar Avenue. CRA/LA Negotiators: Cal Hollis, Glenn Wasserman, Leslie Lambert. Buyer: City of Los Angeles.

(J) PUBLIC EMPLOYEE APPOINTMENT: This Closed Session is being held pursuant to Government Code Section 54957 in order for the Board to discuss the appointment of the Chief Executive Officer.

(K) 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 in consideration of an early retirement benefits package to be offered to employees represented by the American Federation of State, County and Municipal Employees (AFSCME Nos. 164, 585, 1890 and 2204). Agency Designated Representatives: Calvin E. Hollis, Steve Valenzuela, Patricia Francisco.

ADJOURNMENT