

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

ANNUAL MEETING

SPECIAL CRA/LA JOINT MEETING AGENDA

THE COMMUNITY REDEVELOPMENT AGENCY & CITY PLANNING COMMISSION

DECEMBER 2, 2010

This Agenda was posted on or before Wednesday, November 24, 2010 at 5:00 p.m., at 1200 W. Seventh Street in the Main Lobby, as well as the 1st Floor Lobby. Copies of this Agenda will be available at the CRA/LA Records Department on the 2nd 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.CRALA.ORG>

(PLEASE NOTE CHANGE IN LOCATION AND TIME)

**9:30 A.M.
THE EGYPTIAN THEATER
6712 HOLLYWOOD BLVD.
Los Angeles, California**

Board meeting to consider Agenda Items

CRA/LA Board of Commissioners

Kenneth H. Fearn, Chairman
Madeline Janis, Vice Chair
Joan Ling, Treasurer
Dr. Lula Ballton
Dwayne A. Gathers
Alejandro Ortiz
David Sickler

Christine Essel, Chief Executive Officer

City Planning Commission

William Roschen, FAIA, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Matt Epstein, Commissioner
Fr. Spencer T. Kezios, Commissioner
Yolanda Orozco, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner

Michael J. LoGrande, Director

Accommodations such as sign language interpretation and translation services can be provided upon 72 hours notice. Contact Aurora Fernandez @ (213) 977-1803.

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

**JOINT CITY PLANNING COMMISSION AND CRA/LA BOARD OF
COMMISSIONERS MEETING AGENDA**

Roll Call

1. **Joint presentation by the City Planning Department and the CRA/LA on CRA/LA's proposed Urban Design Guidelines for Hollywood and Sunset Boulevard and corresponding land use proposals proposed by City Planning in the Hollywood Community Plan**
2. **Public Comment – 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

10:30 A.M.

(OR AS SOON THEREAFTER THAT THE JOINT CRA/LA CITY PLANNING COMMISSION CONCLUDES)

ROLL CALL

1. ELECTION OF OFFICERS

CONSENT ITEMS

MINUTES

2. APPROVAL OF MINUTES OF NOVEMBER 4, 2010

DOWNTOWN REGION

3. DUNBAR VILLAGE. EXCLUSIVE NEGOTIATING AGREEMENT WITH THOMAS SAFRAN & ASSOCIATES FOR A MIXED-USE AFFORDABLE RESIDENTIAL AND COMMERCIAL PROJECT LOCATED AT 4201-4211, 4225-4233 AND 4251-4261 SOUTH CENTRAL 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 / William Cipes

EASTSIDE REGION

4. LEGAL SERVICES FOR BIOMED FOCUS TECHNOLOGY AREA GOVERNANCE. BUDGET INCREASE NOT TO EXCEED \$63,875 FROM \$135,078 TO \$198,953 FOR KANE, BALLMER & BERKMAN FOR OUTSIDE COUNSEL LEGAL SERVICES RELATED TO THE FORMULATION OF A GOVERNING STRUCTURE FOR THE BIOMED TECHNOLOGY FOCUS AREA ("BIOMED PROJECT") IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA (Councilmembers Reyes, Huizar – CD #1, #14)
Presenters: David Riccitiello / Donna DeBruhl-Hemer / Catrina Archuleta

EAST VALLEY REGION

5. VICTORY BOULEVARD PUBLIC IMPROVEMENTS. TRANSFER OF FUNDS TO THE CITY OF LOS ANGELES BUREAU OF STREET SERVICES OR GENERAL SERVICES DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$150,000 FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AND LANDSCAPING IMPROVEMENTS ON VICTORY BOULEVARD IN THE LAUREL CANYON COMMERCIAL CORRIDOR REDEVELOPMENT PROJECT AREA (Councilmember Krekorian – CD #2)
Presenters: Margarita de Escontrias / Gazala Pirzada / Elizabeth Carvajal

HARBOR REGION

6. BASE YEAR ASSESSMENT ROLL, PROPOSED WILMINGTON EXPANSION AREA TO LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PROJECT. ADOPT A RESOLUTION TO ESTABLISH 2010-2011 EQUALIZED ASSESSMENT ROLL AS THE BASE YEAR ASSESSMENT ROLL FOR THE PROPOSED WILMINGTON EXPANSION AREA TO THE LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PROJECT (Councilmember Hahn – CD #15)
Presenters: David Riccitiello / Jenny Scanlin / Megan Hunter

HOLLYWOOD & CENTRAL REGION

7. OLYMPIC BOULEVARD STREETScape. PROVIDE UP TO \$4,000,000 TO THE CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF STREET SERVICES, FOR STREETScape IMPROVEMENTS ON OLYMPIC BOULEVARD BETWEEN VERMONT AND WESTERN AVENUES LOCATED IN THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson, Jr. – CD #10)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Caroline Sim
8. EAST CAHUENGA CORRIDOR PEDESTRIAN ALLEY. TRANSFER FUNDS TO THE CITY OF LOS ANGELES DEPARTMENT OF GENERAL SERVICES IN THE AMOUNT NOT TO EXCEED \$760,000 TO CONSTRUCT IMPROVEMENTS AT THE EAST CAHUENGA CORRIDOR PEDESTRIAN ALLEY LOCATED BETWEEN SELMA AVENUE AND HOLLYWOOD BOULEVARD AND TO THE CITY OF LOS ANGELES BUREAU OF ENGINEERING UPON EXECUTION OF A MEMORANDUM OF UNDERSTANDING IN THE AMOUNT NOT TO EXCEED \$25,000 FOR CONSTRUCTION MONITORING, AND ADOPT REQUIRED FINDINGS, IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)
Presenters: Leslie Lambert / Neelura Bell / Kip Rudd
9. BLVD6200 SIGN PROGRAM. CONSIDER THE ENVIRONMENTAL IMPACTS OF THE PROJECT, ADOPT ENVIRONMENTAL FINDINGS, VARIATION FROM THE DESIGN FOR DEVELOPMENT FOR SIGNS IN HOLLYWOOD, AND SIGN COVENANTS AND AGREEMENTS WITH CLARETT HOLLYWOOD LLC TO PERMIT THE INSTALLATION OF SEVEN SUPERGRAPHIC SIGNS AT THE BLVD6200 PROJECT LOCATED IN THE 6200 BLOCK OF HOLLYWOOD BOULEVARD, HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)
Presenters: Leslie Lambert / Neelura Bell / Kip Rudd

GENERAL

10. FACTA POLICY FOR PARKING AGREEMENTS. ADOPT FAIR AND ACCURATE CREDIT TRANSACTION ACT (FACTA) POLICY FOR CREDIT OR DEBIT CARD RECEIPT INFORMATION FOR ALL PARKING OPERATING AGREEMENTS IN CRA/LA-OWNED OR OPERATED PARKING FACILITIES
Presenter: Philip A. Tondreault
11. AMENDMENT TO BYLAWS: CHANGE ELECTION PROCEDURES AND TIME OF MEETINGS
Presenter: Donald R. Spivack
12. CRA ASSOCIATION. AUTHORIZATION TO PAY 2010-2011 MEMBERSHIP DUES TO THE CALIFORNIA REDEVELOPMENT ASSOCIATION IN AN AMOUNT NOT TO EXCEED \$27,220
Presenter: Steve Valenzuela
13. FREEMAN VILLA, 1229 WESTMORELAND AVENUE. ACCEPT PRINCIPAL PAYOFF \$630,000 ON RESIDUAL RECEIPT LOAN #871538, WAIVE \$839,171.19 IN ACCRUED INTEREST AND EXTEND COVENANT AGREEMENT 10 YEARS FROM 2015 TO 2025
Presenter: Stanley Lefkowitz
14. EARLY RETIREMENT INCENTIVE PROGRAM. MODIFICATION TO SIDE LETTER TO ALLOW ADDITIONAL RETIREMENTS
Presenters: Steve Valenzuela / Patricia Francisco

15. CHIEF EXECUTIVE OFFICER'S REPORT
16. CHAIRPERSON'S REPORT
17. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

PUBLIC COMMENT

18. 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

19. (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 two (2) matters 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:

- (1) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS113612)
- (2) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS116648)
- (3) South Central Farmers Action Fund, Kramer Metals, Inc., M&A Gabae v. City of Los Angeles, ex rel. CRA/LA (Los Angeles Superior Court No. BS117561)
- (4) Kramer Metals, Inc. v. CRA/LA, City of Los Angeles (Los Angeles Superior Court No. BS127826)
- (5) Regency Outdoor Systems, Inc. v. CRA/LA (U.S. District Court No. CV-99-10456 GHK)

(C) CONFERENCE WITH LABOR NEGOTIATORS: This Closed Session is held pursuant to Government Code Section 54957.6 in order for the Board to provide direction to its designated representatives regarding an early retirement benefits package for employees represented by the American Federation of State, County and Municipal Employees Local Nos. 164, 585, 1890 and 2204. Agency Designated Representatives: Calvin E. Hollis, Steve Valenzuela, Patricia Francisco.

ADJOURNMENT