

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

CRA/LA AGENDA FOR APRIL 1, 2010

This Agenda was posted on, or before Friday, March 26, 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 HEARINGS**DOWNTOWN REGION**

1. [PUBLIC HEARING: APPROVAL WITH CONDITIONS OF A SWAP MEET USE AT 4800 SOUTH MAIN 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 / Matt Mason

EAST VALLEY REGION

2. [PUBLIC HEARING, ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND AUTHORIZATION TO EXECUTE A DISPOSITION AND DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS WITH NOHO SENIOR ARTISTS COLONY, LLC AND NOHO SENIOR ARTISTS COLONY, LP TO PURCHASE THE PROPERTY AT 10747 W. MAGNOLIA BOULEVARD FOR \\$5,800,000, ENTER INTO A GROUND LEASE OF THE PROPERTY, MAKE A LOAN IN AN AMOUNT UP TO \\$800,000 AND VARIOUS RELATED ACTIONS FOR A PROPOSED 126-UNIT MIXED-INCOME SENIOR HOUSING DEVELOPMENT AND PERFORMANCE THEATRE IN NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA \(\(Councilmember LaBonge – CD #4\)](#)
Presenters: Margarita H. de Escontrias / Gazala Pirzada / Nicholas Saponara

HOLLYWOOD & CENTRAL REGION

3. [PUBLIC HEARING, ADOPT ENVIRONMENTAL FINDINGS, MITIGATION MONITORING PROGRAM, AND STATEMENT OF OVERRIDING CONSIDERATION AND APPROVE A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE SALE OF 1601 NORTH VINE ST. FOR \\$825,000 FOR THE DEVELOPMENT OF A COMMERCIAL OFFICE BUILDING AT 6.1 FLOOR AREA RATIO IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Leslie Lambert / Neelura Bell / Franco Pacelli

CONSENT ITEMS**MINUTES**

4. APPROVAL OF MINUTES OF NOVEMBER 5, 2009, MARCH 4, 2010 AND MARCH 18, 2010

DOWNTOWN REGION

5. [AWARD CONTRACT TO BUSINESS CLUSTER DEVELOPMENT IN AN AMOUNT NOT TO EXCEED \\$100,000, NEGOTIATE AND ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH LADWP, AND SUBMIT A \\$3,000,000 EDA GRANT APPLICATION FOR THE DEVELOPMENT, FUNDING, AND PROGRAMMING OF THE PROPOSED LOS ANGELES CLEAN TECHNOLOGY BUSINESS INCUBATOR TO BE LOCATED IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA AND THE CLEANTECH CORRIDOR \(Councilmember Huizar – CD #14\)](#)
Presenters: David Riccitiello / Len Betz / Alexandra Paxton

6. [CONTRACT WITH TROLLER MAYER ASSOCIATES IN ASSOCIATION WITH MELENDREZ FOR AN AMOUNT NOT TO EXCEED \\$2,900,384, FOR THE STREETScape DESIGN FOR LINKING SOUTH LOS ANGELES TO DOWNTOWN: FIGUEROA CORRIDOR AND INCREASE PURCHASE ORDER WITH DEBORAH MURPHY BY \\$300,000 FOR A TOTAL AMOUNT NOT TO EXCEED \\$370,000 FOR CONTINUED GRANT COORDINATION AND MANAGEMENT IN THE EXPOSITION / UNIVERSITY PARK, COUNCIL DISTRICT 9 CORRIDORS SOUTH OF SANTA MONICA FREEWAYS, CITY CENTER AND AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREAS \(Councilmembers Parks, Perry – CD #8, #9\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / Karen Yamamoto
7. [AMENDMENT TO THE PREDEVELOPMENT TO PERMANENT LOAN AGREEMENT WITH CLIFFORD BEERS HOUSING, INC. TO INCREASE THE AMOUNT FROM \\$1,500,000 TO AN AMOUNT NOT TO EXCEED \\$3,000,000 FOR DEVELOPMENT OF THE 28TH STREET YMCA AS AFFORDABLE HOUSING LOCATED AT 1006 EAST 28TH STREET NEAR THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Jenny Scanlin

HOLLYWOOD & CENTRAL REGION

8. [AUTHORIZATION TO EXECUTE AN AMENDMENT TO LOAN AGREEMENT AND DISPOSITION AND DEVELOPMENT AGREEMENT AND TO ENTER INTO AN AMENDED AND RESTATED GROUND LEASE AND RELATED DOCUMENTS WITH VILLAS AT GOWER, L.P. TO PROVIDE FOR TWO 22 YEAR OPTIONS TO EXTEND LEASE TERM AND TO AMEND OTHER PROVISION OF THE GROUND LEASE FOR THE PROPERTY AT 1726 N. GOWER ST. IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenters: Leslie Lambert / Neelura Bell / Jerry Hammond
9. [CONDITIONAL GRANT AGREEMENT TO PROVIDE AB1290 FUNDS IN THE AMOUNT OF \\$38,650 TO THE CENTRAL CITY NEIGHBORHOOD PARTNERS FOR THE CONTINUED PREPARATION OF A TRANSPORTATION PLAN FOR THE WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Reyes – CD #1\)](#)
Presenters: Leslie Lambert / Kenyon A. Price

LA HARBOR REGION

10. [VARIOUS ACTIONS RELATED TO PROVIDING UP TO \\$400,000 TO THE CITY OF LOS ANGELES DEPARTMENT OF GENERAL SERVICES, CONSTRUCTION FORCES DIVISION FOR SIDEWALK REPAIRS AND RELATED PUBLIC IMPROVEMENTS THROUGHOUT THE VINEGAR HILL DISTRICT IN SAN PEDRO, PACIFIC CORRIDOR REDEVELOPMENT PROJECT AREA \(Councilmember Hahn – CD #15\)](#)
Presenters: Barron McCoy / Susan Totaro

GENERAL

11. [RESOLUTIONS AUTHORIZING THE SUBMITTAL OF SEVEN URBAN GREENING FOR SUSTAINABLE COMMUNITIES PROGRAM \(PROPOSITION 84\) GRANT APPLICATIONS FOR UP TO \\$2,638,04 FROM THE CALIFORNIA STRATEGIC GROWTH COUNCIL AND THE EXECUTION OF AGREEMENTS RELATED THERETO AND INCREASING THE GRANT CONSULTANT SERVICES POOL BUDGET FROM \\$900,000 TO \\$1,300,000 THROUGH FY10](#)
Presenters: Sandy Padilla / Jina Yoon

12. [AMENDMENT TO CRA/LA FINANCIAL POLICIES TO ADD ANNUAL REVIEW AND TRANSMITTAL OF UPDATES TO CITY COUNCIL BUDGET AND FINANCE COMMITTEE](#)
Presenters: Steve Valenzuela / Raymond Fors / Ras Mallari
13. [AMEND PAYMENT AMOUNT TO THE LOS ANGELES COUNTY SUPPLEMENTAL EDUCATION REVENUE AUGMENTATION FUND FOR FISCAL YEARS 2010 AND 2011 TO \\$85,484,140](#)
Presenter: Steve Valenzuela
14. [RENEW AND AWARD ANNUAL CONTRACTS AND PURCHASE ORDERS TOTALING \\$8,715,000 FOR VARIOUS GOODS AND SERVICES FOR FISCAL YEAR 2010-2011](#)
Presenters: Kevin Sullivan / Erika Glemser
15. [AMENDMENT OF BYLAWS TO CHANGE ORDER OF BUSINESS](#)
Presenters: Donald R. Spivack
16. [SETTLEMENT OF RAZMIG TCHOBIAN, ET AL. V. PARKING CONCEPTS, INC., CRA/LA THAT PROVIDES FOR 14 DAYS FREE PARKING AT THE CINERAMA DOME PARKING FACILITY LOCATED AT 1400 IVAR AVENUE AND THE PAYMENT OF \\$100,000 FOR ATTORNEY'S FEE AND COSTS \(Councilmember Garcetti – CD #13\)](#)
Presenters: Philip Tondreault / Curtis S. Kidder

ACTION ITEM

GENERAL

17. APPROVAL TO TRANSMIT THE FY2010-11 PROPOSED BUDGET
Presenters: Steve Valenzuela
18. CHIEF EXECUTIVE OFFICER'S REPORT
19. CHAIRPERSON'S REPORT
20. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

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.

CLOSED SESSION ITEMS

22. (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 CBS Outdoor, Inc. v. CRA/LA, and one (1) other 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:

- (1) Razmig Tchobian, et al. v. CRA/LA, Parking Concepts, Inc. (Federal District Court No. SACV09-422 JVS(ANx));

- (2) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS113612);
- (3) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS116648);
- (4) 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);
- (5) Roosevelt Hotel,LLC, In Plain Sight Media, Inc. v. CRA/LA, City of Los Angeles (U.S. District Court No. CV09-3068 GHK(Ex)).

(C) REAL PROPERTY NEGOTIATIONS: This Closed Session is held pursuant to Government Code Section 54956.8 in order for the Board to confer with its real property negotiators regarding the lease amounts and terms of payment of rent for the parcels of real property identified as Parcels Q, M-2, L and W-2 on Grand Avenue in the Bunker Hill Redevelopment Project Area. CRA/LA Negotiators: Calvin E. Hollis, David Riccitiello, Nelson Rising, Martha Welborne, Paul Rutter. Lessees: Los Angeles Grand Avenue Authority, Grand Avenue L.A., LLC, and/or the Broad Foundations.

(D) 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, Errol Griffin.

(E) 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.

ADJOURNMENT