

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

**CRA/LA AGENDA FOR APRIL 15, 2010**

This Agenda was posted on or before Friday, April 9, 2010 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 will be available at the CRA/LA Records Department on the 5<sup>th</sup> 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, 6<sup>th</sup> 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

**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.**

## ROLL CALL

**CONSENT ITEMS****MINUTES**

1. APPROVAL OF MINUTES OF APRIL 1, 2010 AND APRIL 1, 2010 (S)

**DOWNTOWN REGION**

2. AUTHORIZATION TO ENTER INTO A LEASE AGREEMENT WITH JMF ENTERPRISES IV, LLC TO LEASE OFFICE SPACE LOCATED AT 448 SOUTH HILL STREET IN DOWNTOWN LOS ANGELES FOR THE DOWNTOWN REGION OFFICE FOR AN 11-YEAR TERM IN AN AMOUNT NOT TO EXCEED \$2,490,840 IN BASE RENT CONSIDERATION (\$226,440 ANNUAL BASE RENT) WITH THREE OPTIONS TO EXTEND EACH FOR A PERIOD OF THREE YEARS (Councilmembers Perry, Huizar – CD #9, #14)  
Presenters: David Riccitiello / Philip Tondreault / David L. Conrad
3. CONTRACT WITH PARKING CONCEPTS INC. FOR PARKING OPERATIONS AND MANAGEMENT SERVICES AT BAMBOO PLAZA PARKING STRUCTURE FOR THREE YEARS WITH TWO ONE-YEAR OPTIONS IN A TOTAL AMOUNT OF \$1,918,890 IN THE CHINATOWN REDEVELOPMENT PROJECT AREA (Councilmember Reyes – CD #1)  
Presenters: David Riccitiello / Lillian Burkenheim / Philip Tondreault / Del Ramirez
4. FUNDING OF \$249,500 GRANT TO LAMP COMMUNITY, A NON PROFIT HOUSING PROVIDER, FOR THE ADMINISTRATION OF AFFORDABLE HOUSING PROGRAMS IN THE CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)  
Presenters: David Riccitiello / Lillian Burkenheim / John Lujan
5. ENVIRONMENTAL FINDINGS AND DISCRETIONARY APPROVAL OF RESIDENTIAL USE ON INDUSTRIALLY DESIGNATED PROPERTY LOCATED AT 695 S. SANTA FE AVENUE IN THE ARTIST-IN-RESIDENCE DISTRICT FOR THE NEW CONSTRUCTION OF A MIXED-USE DEVELOPMENT CONSISTING OF A MAXIMUM OF 180 JOINT LIVING AND WORK QUARTERS AND 5,000 SQUARE FEET OF GROUND-FLOOR COMMERCIAL/RETAIL SPACE IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)  
Presenters: David Riccitiello / Donald R. Spivack / Len Betz / Karan Yamamoto

**DOWNTOWN & SOUTH LA REGIONS**

6. VARIOUS ACTIONS TO ACCEPT FROM THE COUNTY DEPARTMENT OF PUBLIC HEALTH A \$240,000 “RENEW” GRANT AND TO ENTER INTO CONTRACTS WITH THREE GRANTEE PARTNERS TO IMPLEMENT A COMMUNITY MARKET CONVERSION PROGRAM WITHIN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA AND THE SOUTH LOS ANGELES REGION (Councilmembers Parks, Perry, Wesson, Jr. – CD #8, #9, #10)  
Presenters: Donald R. Spivack / Jenna Gulager

**HOLLYWOOD & CENTRAL REGION**

7. RESOLUTION MAKING A FINDING FOR THE SUBORDINATION OF CRA/LA’S DEED OF TRUST AND AFFORDABLE HOUSING COVENANTS SECURING A \$1,600,000 LOAN MADE TO ARDMORE 959 PARTNERS, LP FOR THE ARDMORE APARTMENTS PROJECT AT 959 S. ARDMORE AVENUE, IN THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson, Jr. – CD #10)  
Presenters: Leslie Lambert / Michelle Banks-Ordone / Caroline Sim

8. 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, HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)  
Presenters: Philip Tondreault / Curtis S. Kidder

### **SOUTH LA REGION**

9. DISCRETIONARY APPROVAL OF A LAND USE CHANGE TO FACILITATE AN INSTITUTIONAL USE ON A COMMERCIAL DESIGNATED PARCEL AT 8039 SOUTH VERMONT AVENUE IN THE VERMONT/MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD #8)  
Presenters: Carolyn Hull / Jennifer Jones Barrera / Sanders Ishisaka

### **GENERAL**

10. EXECUTION OF A COOPERATION AGREEMENT WITH THE LOS ANGELES DEPARTMENT OF WATER AND POWER TO JOINTLY FUND A WEB-BASED ECONOMIC DEVELOPMENT SYSTEM AGENCYWIDE (CD's #1-15)  
Presenters: Donald R. Spivack / Jenna Gulager
11. BUDGET INCREASE FOR BURKE, WILLIAMS & SORENSON FOR LABOR AND EMPLOYMENT LAW SERVICES OF \$70,000 (FROM \$427,250 TO \$497,250) FOR THE PERIOD OF JUNE 1, 2007 TO DECEMBER 31, 2010  
Presenters: Steve Valenzuela / Patricia Francisco / Curtis S. Kidder

### **PUBLIC HEARINGS**

#### **SOUTH L.A. REGION**

12. PUBLIC HEARING FOR ADOPTION OF THE FY2010 – FY2012 FINAL IMPLEMENTATION PLAN FOR THE WATTS REDEVELOPMENT PROJECT AREA AND RELATED RESOLUTION (Councilmember Hahn – CD #15)  
Presenters: Carolyn Hull / Charlotte Brimmer / Aaron Ledet
13. PUBLIC HEARING FOR ADOPTION OF THE FY2011 – FY2015 IMPLEMENTATION PLAN FOR THE WATTS CORRIDORS REDEVELOPMENT PROJECT AREA AND RELATED RESOLUTION (Councilmember Parks, Hahn – CD #8, #15)  
Presenters: Carolyn Hull / Charlotte Brimmer / Aaron Ledet

### **ACTION ITEMS**

#### **DOWNTOWN REGION**

14. ACQUISITION AGREEMENT WITH SINGLE ROOM OCCUPANCY HOUSING CORPORATION IN AN AMOUNT NOT TO EXCEED \$5,000,000 FOR THE ROSSLYN HOTEL LOCATED AT 112 WEST FIFTH STREET IN THE CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)  
Presenters: David Riccitiello / Lillian Burkenheim / Dave Neubecker / John Lujan

15. EXCLUSIVE NEGOTIATION AGREEMENT WITH CODA AUTOMOTIVE (CA), INC. FOR THE POTENTIAL DISPOSITION AND REDEVELOPMENT OF THE CLEANTECH MANUFACTURING CENTER (CTMC) SITE LOCATED AT 2425-2455 EAST WASHINGTON BOULEVARD FOR THE LITHIUM-ION BATTERY PACK ASSEMBLY FACILITY IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)  
Presenters: David Riccitiello / Len Betz / Christine Kalamaros

### **GENERAL**

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

### **PUBLIC COMMENT**

19. 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**

20. (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:
- (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))
  - (6) Regency Outdoor Advertising v. CRA/LA, et al. (U.S. District Court No. CV-99010456(GHK), U.S. Court of Appeals No. 08-55650)
  - (7) Angel Lynn (aka Angelyne) v. CRA/LA, et al. (Los Angeles Superior Court No. BC426214)

(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, Errol Griffin.

(D) 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