

**CRA/LA, A DESIGNATED LOCAL AUTHORITY
SUCCESSOR AGENCY TO
THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA**

SPECIAL ANNUAL MEETING

JANUARY 6, 2014

This Agenda was posted on or before Monday, December 30, 2013 at 5:00 p.m.,
at 500 W. Temple Street at the Main Entrance.

AGENDA AVAILABLE ON THE INTERNET AT

<http://www.crala.org>

**2:00 P.M.
(PLEASE NOTE CHANGE IN TIME)**

**KENNETH HAHN HALL OF ADMINISTRATION
500 W. Temple Street, 3rd Floor, Hearing Room 374-A
Los Angeles, California 90012**

Board meeting to consider Agenda Items

Governing Board Members

Nelson Rising, Chairman
Mee Semcken, Vice Chair
Timothy McOsker, Board Member

Steve Valenzuela, Chief Executive Officer

**Accommodations such as sign language interpretation and translation services can be
provided upon 72 hours notice. Contact Sharron Hasley @ (213) 977-1758.
Rules for Public Participation have been provided on the reverse side of this page.**

ROLL CALL

1. ELECTION OF OFFICERS

CONSENT ITEMS

2. APPROVAL OF NOVEMBER 17, 2013 AND DECEMBER 12, 2013 SPECIAL MEETING MINUTES

3. LAND USE APPROVAL, 500-526 W. PICO BLVD AND 1300 S. FLOWER STREET – NON-MONETARY ACTION. CONSIDERATION OF THE CITY OF LOS ANGELES MITIGATED NEGATIVE DECLARATION ENV-2013-1666-MND AND APPROVAL OF A TRANSFER OF FLOOR AREA RATIO TO ALLOW UP TO 248-UNITS IN A MIXED-USE DEVELOPMENT LOCATED AT 500-526 W. PICO BOULEVARD AND 1300 S. FLOWER STREET IN THE CITY CENTER REDEVELOPMENT PROJECT AREA

Staff: Jenny Scanlin

4. LAND USE APPROVAL, 416-440 W. PICO BLVD – NON-MONETARY ACTION. CONSIDERATION OF CITY OF LOS ANGELES MITIGATED NEGATIVE DECLARATION ENV-2013-166-MND AND APPROVAL OF A RESIDENTIAL LAND USE ON COMMERCIALY DESIGNATED PARCEL AND DENSITY VARIATION TO ALLOW UP TO 169-UNITS IN A MIXED-USE DEVELOPMENT LOCATED AT 416-440 W. PICO BOULEVARD IN THE CITY CENTER REDEVELOPMENT PROJECT AREA

Staff: Jenny Scanlin

5. MODIFICATION TO DDA AND RELATED COVENANTS. APPROVE A MODIFICATION TO USE AND OPERATING PROVISIONS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT AND RECORDED COVENANTS WITH CHMC HOPE STREET FAMILY CENTER PROPERTY MANAGEMENT LLC TO ALLOW FLUCTUATION IN THE OPERATIONAL HOURS OF THE VENICE HOPE RECREATION CENTER AND VENICE HOPE PARK.

Staff: Jenny Scanlin

6. EXCLUSIVE LISTING AGREEMENT FOR CRA/LA VACANT OFFICE SPACE AT 1200 W. 7TH STREET AND 3055 WILSHIRE BOULEVARD. AUTHORIZATION TO NEGOTIATE AND EXECUTE AN EXCLUSIVE LISTING AGREEMENT, WITH COMMISSION SCHEDULE, WITH CUSHMAN & WAKEFIELD FOR REAL ESTATE BROKERAGE AND LISTING SERVICES TO SUBLEASE VACANT CRA/LA OFFICE SPACE AND AUTHORIZE PAYMENT OF COMMISSION IN CONNECTION WITH EACH SUBLEASE.

Staff: Barron McCoy

7. REAL PROPERTY TRANSFER FROM CITY OF LOS ANGELES – NON-MONETARY ACTION. ACCEPTANCE OF THE TRANSFER OF PROPERTY LOCATED AT 3900 W. JEFFERSON BOULEVARD (APN 5046-004-900, 901 AND 902) FROM THE CITY OF LOS ANGELES TO THE CRA/LA, A DESIGNATED LOCAL AUTHORITY.

Staff: Barron McCoy

ACTION ITEMS

8. ASSIGNMENT OF COMMUNITY IMPACT FEE AND TERMINATION OF PROMISSORY NOTE. AUTHORIZATION TO NEGOTIATE AND EXECUTE AN ASSIGNMENT AND ASSUMPTION AGREEMENT WITH THE CITY OF LOS ANGELES AND CIM/H&H RETAIL, L.P. FOR ASSIGNMENT OF THE FUTURE COMMUNITY IMPROVEMENT FEE PAYMENTS AND TERMINATION OF THE PROMISSORY NOTE OBLIGATING CRA/LA TO MAKE ANNUAL PAYMENTS ASSOCIATED WITH THE URBAN DEVELOPMENT ACTION GRANT FUNDS LOANED BY THE CITY OF LOS ANGELES FOR DEVELOPMENT OF THE HOLLYWOOD & HIGHLAND PROJECT IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA.
Staff: Barron McCoy
9. VOLUNTARY COMPLIANCE AGREEMENT BETWEEN UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND CRA/LA, A DESIGNATED LOCAL AUTHORITY. AGREEMENT TO DEVELOP AND IMPLEMENT UNIFORM FEDERAL ACCESSIBILITY STANDARDS (“UFAS”) PLAN THAT WILL RESULT IN THE PROVISION OF 100 UFAS MOBILITY UNITS AND 40 UFAS SENSORY UNITS IN ORDER TO MEET DISABILITY COMPLIANCE REQUIREMENTS FOR PROJECTS WHERE FEDERAL FINANCIAL ASSISTANCE WAS PROVIDED BY THE FORMER AGENCY, AS A SUB-RECIPIENT OF FUNDING GRANTED TO THE CITY OF LOS ANGELES.
Staff: Barron McCoy / Neelura Bell
10. CHIEF EXECUTIVE OFFICER'S REPORT

PUBLIC COMMENT

11. 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

12. 1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
(Subdivision (b) of Section 54956.9 of the Govt. Code)
 - a) Formal Determination of Noncompliance by U.S. Department of Housing and Urban Development (Case Nos. 09-11-R008-4 and 09-11-R008-D)
 - b) Claim for payment from Los Angeles Unified School District under Agreement for Reimbursement of Tax Increment Funds dated as of August 4, 1986.

ADJOURNMENT