

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

CRA/LA AGENDA FOR SEPTEMBER 15, 2011

This Agenda was posted on or before Friday, September 9, 2011 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 THE INTERNET AT

<http://www.crala.org>

9:30 A.M.

**THE GARLAND CENTER
1200 W. 7TH Street, 1ST Floor Auditorium
Los Angeles, California**

Board meeting to consider Agenda Items

Board of Commissioners

Kenneth H. Fearn, Chairman
Madeline Janis, Vice Chair
Joan Ling, Treasurer
Dr. Lula Ballton
Dwayne A. Gathers
Gregory N. Lippe
Victor Narro

Christine Essel, 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

PUBLIC HEARINGS**DOWNTOWN REGION**

1. [CITY CENTER REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN PROGRESS REPORT. PUBLIC HEARING FOR THE PURPOSE OF REVIEWING THE CITY CENTER REDEVELOPMENT PLAN AND THE PROGRESS ON THE CORRESPONDING FIVE-YEAR IMPLEMENTATION PLAN \(FY2008 – FY2012\) \(Councilmembers Perry, Huizar, CD #9, #14\)](#)
Staff: Jenny Scanlin / Jay Virata / Dave Neubecker

LA HARBOR REGION**TO BE OPENED AND CONTINUED TO OCTOBER 6, 2011**

2. PACIFIC AVENUE ARTS COLONY DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT. PUBLIC HEARING AND AUTHORIZATION TO EXECUTE A DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT WITH META HOUSING CORPORATION, HOUSING POLICY VARIANCE AND LAND USE CONSISTENCY FINDING FOR DISPOSITION AND DEVELOPMENT OF A FORMER AUTOMOBILE REPAIR SITE AT 303 SOUTH PACIFIC AVENUE FOR DEVELOPMENT INTO APPROXIMATELY 49 UNITS OF AFFORDABLE FAMILY HOUSING, LOAN INCREASE OF \$880,000 TO ALLOW FOR CONVERSION OF A \$2,500,000 PREDEVELOPMENT LOAN TO A CONSTRUCTION/PERMANENT LOAN IN THE PACIFIC CORRIDORS REDEVELOPMENT PROJECT AREA (CD #15)
Staff: Jenny Scanlin / Stephen K. Anderson

WEST VALLEY REGION

3. [RESEDA THEATER LOFTS DISPOSITION. PUBLIC HEARING AND VARIOUS ACTIONS RELATED TO APPROVAL AND EXECUTION OF A DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT WITH RESEDA THEATER FAMILY HOUSING, L.P., FOR THE SALE OF THE CRA/LA OWNED PROPERTIES AT 18447 SHERMAN WAY AND 7217-7227 CANBY AVENUE AT THE FAIR REUSE VALUE OF \\$0 AND FOR FINANCING IN AN AMOUNT NOT TO EXCEED \\$1,572,010 FOR THE DEVELOPMENT OF THE RESEDA THEATER LOFTS MIXED USE PROJECT, IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT THREE \(Councilmember Zine – CD #3\)](#)
Staff: Margarita De Escontrias /Oscar Ixco / Vicki Gilkey /Ellen Alderman-Comis

CONSENT ITEMS**MINUTES**

4. APPROVAL OF REGULAR AND SPECIAL MEETING MINUTES OF AUGUST 18, 2011.

DOWNTOWN REGION

5. [GRAND AVENUE APARTMENTS \(PARCEL M2\). SCHEMATIC DESIGN DRAWINGS FOR A MIXED-USE TOWER CONSISTING OF 258 RESIDENTIAL UNITS AND 7,000 SQUARE FEET OF COMMERCIAL SPACE AT 237 SOUTH GRAND AVENUE IN THE BUNKER HILL REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Staff: Jenny Scanlin / Josh Rohmer / Dennis Hance

6. [INDUSTRIAL USE AT 5884 AVALON BOULEVARD. DISCRETIONARY APPROVAL \(WITH CONDITIONS\) OF AN INDUSTRIAL USE ON A PUBLIC USE-DESIGNATED PARCEL AT 5884 SOUTH AVALON BOULEVARD IN THE COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD#9\)](#)
Staff: Jenny Scanlin / Josh / Rohmer / Jason Neville

DOWNTOWN & EASTSIDE REGION

7. [GOLD LINE WIFI GRANT FUNDED DESIGN SERVICES. PROFESSIONAL SERVICES CONTRACT WITH XENTRANS, INC. NOT TO EXCEED \\$113,000 TO PROVIDE CONSULTING SERVICES FOR THE PROVISION OF PUBLIC WIFI AS AN AMENITY ON THE METRO GOLD LINE \(Councilmembers Reyes, Perry and Huizar – CDs #1, #9, and #14\)](#)
Staff: Jenny Scanlin / Jay Virata / Curt Gibbs

EASTSIDE REGION

8. [FLORENCE CRITTENTON CENTER/LOS ANGELES LEADERSHIP ACADEMY, 234 EAST AVENUE 33. RESTRUCTURING LOAN #875751 WITH A CURRENT BALANCE OF \\$1,130,240, EXTENDING TERM OF AND AMENDING COVENANT \(Councilmember Huizar – CD #14\)](#)
Staff: Jenny Scanlin / Stanley Lefkowitz

EAST VALLEY REGION

9. [CONSTRUCTION CONTRACT FOR MAGNOLIA BOULEVARD COMMERCIAL FAÇADE IMPROVEMENTS. CONSTRUCTION CONTRACT WITH VENTURA CONSTRUCTION, INC. NOT TO EXCEED \\$450,000 FOR CONSTRUCTION OF COMMERCIAL FAÇADE IMPROVEMENTS FOR PROPERTIES LOCATED AT 10707, 10715, 10729, 10733, 10751-59, 10853-65, AND 11130 MAGNOLIA BOULEVARD IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember LaBonge – CD #4\)](#)
Staff: Margarita De Escontrias / Gazala Pirzada / Elizabeth Carvajal
10. [INDUSTRIAL INFRASTRUCTURE DESIGN CONTRACT. AWARD CONTRACT TO DAVID EVANS & ASSOCIATES, INC. NOT TO EXCEED \\$368,915 RELATIVE TO ENGINEERING DESIGN SERVICES FOR THE INDUSTRIAL INFRASTRUCTURE PROJECT IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember LaBonge – CD #4\)](#)
Staff: Margarita De Escontrias / Gazala Pirzada / Regina Kirschenbaum
11. [SYLMAR COURT APARTMENTS RELOCATION PLAN AND REPLACEMENT HOUSING PLAN. APPROVAL AND ADOPTION OF RELOCATION PLAN AND REPLACEMENT HOUSING PLAN FOR PARCELS AT 12415-12421 SAN FERNANDO ROAD AND 14938 ASTORIA STREET AND RELATED ACTION FOR DEVELOPMENT OF THE MIXED-USE SYLMAR COURT APARTMENTS, INSIDE AND OUTSIDE THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7 \(PACOIMA/PANORAMA CITY PROJECT AREA\) \(Councilmember Alarcón – CD #7\)](#)
Staff: Margarita De Escontrias / Duran Villegas / Dora Huerta

EAST VALLEY & WEST VALLEY REGIONS

12. EAST AND WEST VALLEY REGION BUSINESS ASSISTANCE PROGRAMS. ESTABLISH AND IMPLEMENT THE WEST VALLEY REGION BUSINESS ASSISTANCE PROGRAM IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT THREE PROJECT AREA (RESEDA/CANOGA PARK) NOT TO EXCEED \$1,500,000 AND AMEND EAST VALLEY REGION BUSINESS ASSISTANCE PROGRAM MATCHING FUND REQUIREMENT (Councilmembers Krekorian, Zine, LaBonge, Cardenas & Alarcón – CD's # 2, 3, 4, 6 and 7)

Staff: Margarita De Escontrias / Oscar Ixco / Steven Brady

13. D E L E T E D

WEST VALLEY REGION

14. CHILD DEVELOPMENT INSTITUTE DDA AMENDMENT AND \$142,000 FUNDING INCREASE. AMEND DISPOSITION AND DEVELOPMENT AGREEMENT WITH CHILD DEVELOPMENT INSTITUTE TO INCREASE FUNDING BY \$142,000 FROM \$715,000 TO \$857,000 FOR RELATED COSTS OF ADDITIONAL STRUCTURAL AND ELECTRICAL UPGRADES REQUIRED BY THE LOS ANGELES DEPARTMENT OF BUILDING & SAFETY DURING REHABILITATION OF THE FORMER CANOGA PARK LIBRARY, AT 7260 OWENSMOUTH AVENUE IN THE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT THREE (Councilmember Zine – CD #3)

Staff: Margarita De Escontrias / Oscar Ixco/ Vicki Gilkey

GENERAL

15. ENFORCEABLE OBLIGATION PAYMENT SCHEDULE. AMENDMENT TO ADOPTED ENFORCEABLE OBLIGATION PAYMENT SCHEDULE IN ACCORDANCE WITH ASSEMBLY BILL 1X-26. (All Regions (CDs 1, 2, 3, 4, 6, 7, 8, 9, 10, 12, 13, 14 and 15)

Staff: Steve Valenzuela / Barron McCoy / Kelly Martin

16. INDUSTRIAL INCENTIVE PROGRAM CONSULTANT POOL. ESTABLISH A PREQUALIFIED LIST OF FIRMS FOR ENERGY AUDITS AND VARIOUS FEASIBILITY ASSISTANCE SERVICES FOR THE INDUSTRIAL INCENTIVE PROGRAM AND APPROVE TECHNICAL CLARIFICATIONS IN THE INDUSTRIAL INCENTIVE PROGRAM ADMINISTRATIVE GUIDELINES (CD's 1, 2, 3, 4, 6, 7, 8, 9,10, 12, 13, 14 and15)

Staff: David Riccitiello / Jenna Gulager

17. COMMERCIAL RETROFIT MUNICIPAL FINANCING DISTRICT PROGRAM. RESOLUTION AUTHORIZING INVESTMENT OF \$2,500,000 OF STATE ENERGY PROGRAM GRANT FUNDS INTO THE LOS ANGELES COUNTY POOLED INVESTMENT FUND TO ESTABLISH A DEBT SERVICE RESERVE FUND AS REQUIRED BY THE GRANT-FUNDED LOS ANGELES COMMERCIAL BUILDING PERFORMANCE PARTNERSHIP PROGRAM (CRA/LA –Wide – Various CD's #1, 2, 3, 4, 6, 7, 8, 9, 10, 12, 13, 14 and 15)

Staff: Jenna Gulager / Sharon Gi

GENERAL

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) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
(Subdivision (a) of Section 54956.9 of the Govt. Code)
 - (1) *Chicago Title Company v. CRA/LA et al.* (LASC No. BC 468090).
 - (2) *Paramount Contractors and Developers, Inc. v. City of Los Angeles et al.* (US District Court cv-05653-ABC-PLA).
- (B) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Section 54956.8 of the Govt. Code)
Property: "Broadway Spring Center" 555 South Main Street, Los Angeles
Agency Negotiator: Jay Virata
Negotiating Party: O'Malley Miller
Under Negotiation: Price and terms of sale.
- (C) CONFERENCE WITH LEGAL COUNSEL –ANTICIPATED LITIGATION
(Subdivision (c) of Section 54956.9 of the Govt. Code): 1 Case relating to a Potential Challenge to AB1x-26 and AB1x-27

ADJOURNMENT