

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

AGENDA FOR APRIL 6, 2006

This Agenda was posted on, or before, Thursday, March 30, 2006 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 4th and 8th Floor Lobbies. Copies of this Agenda and Memoranda will be available in the Records Department on the 5th floor.

CRA'S AGENDA AVAILABLE ON LA CITYLINK COMPUTER BULLETIN BOARD SYSTEM (TEL: 213 237-0974) AND THE CRA'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.

REGULAR AGENCY MEETING

354 S. Spring Street, 4th Floor, Board Room
Los Angeles, California

Board meeting to consider Agenda Items

Board of Commissioners

William H. Jackson, Chairman
Madeline Janis-Aparicio, Vice Chair
Joan Ling, Treasurer
Bruce D. Ackerman
Alejandro Ortiz
John A. Pérez
Brenda Shockley

Richard L. Benbow, Acting Chief Executive Officer

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

ROLL CALL

CONSENT ITEMS**DOWNTOWN REGION**

1. [AUTHORIZATION TO AMEND AGREEMENT WITH SHARON LOWE TO INCREASE THE AMOUNT BY \\$50,001 FROM \\$24,999 TO \\$75,000 FOR CONSULTING SERVICES IN THE VARIOUS REDEVELOPMENT AREAS \(Councilmembers Reyes, Perry and Huizar, CD #1, #9 and #14\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / Bibiana Yung
2. [APPROVAL OF A MINOR VARIATION TO PERMIT CONSTRUCTION OF A POLE SIGN STRUCTURE AT 1900 SOUTH SAN PEDRO 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
3. [AUTHORIZATION TO PAY COURT ORDERED ATTORNEY'S FEES TO PLAINTIFFS IN AN AMOUNT NOT TO EXCEED \\$121,000 IN THE MATTER OF COUNTY OF LOS ANGELES V. COMMUNITY REDEVELOPMENT AGENCY, ET AL. \(L.A. SUPERIOR COURT NO. BC276472\) CITY CENTER REDEVELOPMENT AREA \(Councilmembers Perry, Huizar, CD #9 #14\)](#)
Presenters: Curt Kidder / Richard Benbow
4. [APPROVAL OF A RESIDENTIAL USE ON AN INDUSTRIALLY-DESIGNATED PARCEL AT 530 E. WASHINGTON BOULEVARD 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
5. [AUTHORIZATION TO SUBORDINATE THE EXISTING AGENCY LOAN FOR THE SECOND AND CENTRAL HOUSING PROJECT LOCATED AT 375 E. SECOND STREET, LITTLE TOKYO REDEVELOPMENT PROJECT AREA \(Councilmember Perry, CD #9\)](#)
Presenters: David Riccitiello / Len Betz / John Lujan
6. [AUTHORIZATION TO ENTER INTO A CONTRACT WITH FULBRIGHT AND JAWORSKI L.L.P. TO SERVE AS BOND COUNSEL FOR A POTENTIAL MELLO-ROOS BOND FOR THE GRAND AVENUE PROJECT, IN AN AMOUNT TO EXCEED \\$160,000 \(PLUS EXPENSES\), BUNKER HILL AND CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREAS \(Councilmember Perry, CD #9\)](#)
Presenters: David Riccitiello / Carolyn Hull

EASTSIDE REGION

7. [AMENDMENT TO LOAN AGREEMENT WITH LOS ANGELES HOUSE OF RUTH TO TRANSFER AGENCY RESIDUAL RECEIPTS LOAN AND AFFORDABLE HOUSING COVENANTS FROM ONE PROPERTY TO ANOTHER PROPERTY OWNED BY HOUSE OF RUTH LOCATED WITHIN BOYLE HEIGHTS \(Councilmember Huizar, CD #14\)](#)
Presenters: Steve Valenzuela/ Al Santillanes / William Chun

HOLLYWOOD & CENTRAL REGION

8. [APPROVAL OF SUBORDINATION OF AGENCY'S RIGHT OF FIRST REFUSAL TO A LENDER'S LIEN FOR THE PASCUAL REYES TOWNHOUSE PROJECT AT 1413 WEST CONNECTICUT STREET IN THE PICO UNION REDEVELOPMENT PROJECT AREA NO. 1 \(Councilmember Reyes, CD #1\)](#)
Presenters: Helmi Hisserich / John McCoy / Maxine Chavez
9. [AUTHORIZATION OF A GRANT CONTRACT TO PROVIDE AB1290 FUNDS IN THE AMOUNT OF \\$50,000 TO THE CALIFORNIA COMMUNITY FOUNDATION \(CCF\), FISCAL AGENT, FOR THE CONTINUED IMPLEMENTATION OF THE WESTLAKE NEIGHBORHOOD NETWORK, WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Reyes, CD #1\)](#)
Presenters: Helmi Hisserich / Maxine Chavez

SOUTH L.A. REGION

10. [APPROVAL OF BUDGET OF \\$545,000 FOR THE LAW FIRM MEYERS, NAVE, RIBACK, SILVER & WILSON, FOR LEGAL ADVICE AND SERVICES RELATED TO THE POTENTIAL ACQUISITION OF PROPERTIES FOR THE MARLTON SQUARE MIXED USE PROJECT, AMENDED CRENSHAW RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Parks, CD #8\)](#)
Presenters: Ricardo Noguera / Curt Holguin
11. [APPROVAL OF BUDGET OF \\$505,540 FOR THE LAW FIRM OF DAVIS & LARA FOR LEGAL ADVICE AND SERVICES RELATED TO THE POTENTIAL ACQUISITION OF PROPERTIES FOR THE BROADWAY MANCHESTER SHOPPING CENTER PROJECT, BROADWAY MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Parks, CD #8\)](#)
Presenters: Ricardo Noguera / Curt Holguin
12. [AWARD OF PROFESSIONAL CONTRACT TO GRC REDEVELOPMENT CONSULTANTS, INC FOR AN AMOUNT NOT TO EXCEED \\$200,000 FOR A PHYSICAL AND ECONOMIC BLIGHT ANALYSIS FOR FIVE REDEVELOPMENT PROJECT AREAS IN THE SOUTH LOS ANGELES REGION: BROADWAY/MANCHESTER, CRENSHAW, CRENSHAW/SLAUSON, VERMONT/MANCHESTER AND WESTERN/SLAUSON \(Councilmember Parks, CD #8\)](#)
Presenters: Ricardo Noguera / Ken Clark / Michelle Banks-Ordone
13. [AWARD A CONTRACT TO CB RICHARD ELLIS CONSULTING IN THE AMOUNT OF \\$83,700 FOR THE PREPARATION OF A FEASIBILITY STUDY FOR THE INDUSTRIAL AREAS IN CRENSHAW/SLAUSON AND BROADWAY/MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREAS \(Councilmember Parks, CD #8\)](#)
Presenters: Ricardo Noguera / Sanders Ishisaka

WEST VALLEY REGION

14. [AUTHORIZATION TO EXECUTE AN AMENDMENT TO CONTRACT #502751, AS AMENDED, WITH MAIN STREET CANOGA PARK, INCREASING THE AMOUNT BY \\$68,248, FROM \\$99,946 TO \\$168,194, TO PROVIDE FOR THE CONTINUATION OF](#)

LANDSCAPING AND MAINTENANCE SERVICES AND OTHER PROGRAM ACTIVITIES AND AMENDMENT OF THE FY06 WORK PROGRAM AND BUDGET TO TRANSFER \$55,248 FROM WORK OBJECTIVE RP2990 (AB1290 WORK PROGRAM) INTO RP2610 (BUSINESS EDUCATION) (Councilmember Zine, CD #3)

Presenters: Leslie Lambert / Craig Bullock

15. AUTHORIZATION TO EXECUTE AN AMENDMENT TO THE LEASE WITH WYANDOTTE COMMERCIAL PARK TO PROVIDE ADDITIONAL SPACE IN THE WEST VALLEY REGION SITE OFFICE, LOCATED AT 21500 WYANDOTTE STREET, CANOGA PARK, AND TO INCREASE THE MONTHLY RENT FROM \$3,325.20 TO \$3,750.20, FOR THE COUNCIL DISTRICT 3 DISASTER ASSISTANCE PROJECT (Councilmember Zine, CD #3)

Presenters: Leslie Lambert

GENERAL

16. RENEWAL OF AGENCY INSURANCE COVERAGES AND OTHER RELATED INSURANCE COSTS IN AN AMOUNT NOT TO EXCEED \$1,535,200 FOR THE PERIOD APRIL 1, 2006 THROUGH MARCH 31, 2007

Presenters: Ken Clark / Diana Wren

17. APPROVAL OF AGREEMENT BETWEEN THE LOS ANGELES UNIFIED SCHOOL DISTRICT AND THE COMMUNITY REDEVELOPMENT AGENCY TO ASSIST IN THE REPLACEMENT OF HOUSING AND THE RELOCATION OF DISPLACED RESIDENTS AFFECTED BY SCHOOL DEVELOPMENT

Presenters: Don Spivack / Sergio Barajas

ACTION ITEMS

DOWNTOWN REGION

18. ADOPTION OF DESIGN FOR DEVELOPMENT ESTABLISHING PLANNING AND DESIGN GUIDELINES FOR THE LITTLE TOKYO REDEVELOPMENT PROJECT AREA (Councilmember Perry, CD #9)

Presenters; David Riccitiello / Len Betz / Karen Yamamoto

19. TERMINATION AND REPAYMENT OF THE CONSTRUCTION AND PERMANENT LOAN AGREEMENT, RELEASE OF THE RESTRICTIVE COVENANTS AND AUTHORIZATION OF SALE OF THE BROADWAY PLAZA APARTMENTS SITE LOCATED AT 901 S. BROADWAY CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmember Huizar, CD #14)

Presenters: David Riccitiello / Jenny Scanlin / John Lujan

20. AUTHORIZATION TO INCREASE TWO PURCHASE ORDERS BY A TOTAL OF \$452,000 FOR KELLY, LYTTON & VANN, LLP TO PROVIDE LEGAL SERVICES RELATED TO CONDEMNATION OF THE M&A GABAE AND KRAMER METALS PROPERTIES FOR THE SLAUSON-CENTRAL SHOPPING CENTER PROJECT (1040 AND 944-1010 E. SLAUSON AVENUE) LOCATED IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Perry, CD #9)

Presenters: David Riccitiello / Curt Kidder / Jenny Scanlin

SOUTH L.A. REGION

21. [AUTHORIZATION TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH 8300 SOUTH VERMONT AVENUE, LP FOR THE DEVELOPMENT OF A MIXED-USE PROJECT ON THE EAST SIDE OF SOUTH VERMONT AVENUE BETWEEN 84TH STREET AND MANCHESTER AVENUE IN THE VERMONT/MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Parks, CD #8\)](#)
Presenters: Ricardo Noguera / Jennifer Jones Barrera

GENERAL

22. PRESENTATION ON THE NEW CRA/LA BOARD ROOM
Presenter: Ken Clark
23. DISCUSSION OF FORMAT AND CONTENT OF MINUTES
24. CHIEF EXECUTIVE OFFICER'S REPORT
25. CHAIRPERSON'S REPORT
26. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

CLOSED SESSION ITEMS

27. (A) CONFERENCE WITH LABOR NEGOTIATORS: This Closed Session is being held pursuant to Government Code Section 54957.6 in order for the Board to provide direction to its designated representative regarding salary and/or compensation of Association of Federal, State, County and Municipal Employees (AFSCME Nos. 164, 585, 1890 and 2204). Agency Designated Representative: Patricia Francisco, Director of Human Resources.
- (B) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding CRA v. M&A Gabae (Los Angeles Superior Court Case No. BC 312351) and CRA v. Kramer Metals, et al. (Los Angeles Superior Court Case No. BC 318563).
- (C) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding Robert Blue v. CRA, et al. (Los Angeles Superior Court No. BC299195, Court of Appeal No. B180319/B182624).
- (D) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding County of Los Angeles v. CRA (L.A. Superior Court No. BC 288497) and Wiggins, Coalition to End Hunger and Homelessness v. CRA (L.A. Superior Court Nos. BC 276472 and BC 277539).

PUBLIC COMMENT

28. **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