

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

AGENDA FOR JULY 6, 2006

This Agenda was posted on, or before, Friday, June 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>

9:00 a.m.

SPECIAL AGENCY MEETING

**EXPOSITION PARK INTERGENERATIONAL COMMUNITY CENTER (EPICC)
3980 SOUTH MENLO AVENUE, COMMUNITY HALL, 2ND FLOOR
LOS ANGELES, CALIFORNIA 90037**

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

Cecilia V. Estolano, Chief Executive Officer

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

ROLL CALL

PUBLIC HEARING

WEST VALLEY REGION

1. [PUBLIC HEARING AND VARIOUS ACTIONS RELATED TO APPROVAL OF THE AGREEMENT OF WITH STERLING REAL ESTATE GROUP, LLC FOR PURCHASE AND SALE OF AGENCY-OWNED PROPERTY LOCATED ON THE EASTERN SIDE OF THE INTERSECTION OF WYANDOTTE STREET AND CANOGA AVENUE, CANOGA PARK, IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT #3 \(Councilmember Zine, CD #3\)](#)

Presenters: Leslie Lambert / Dan Kahn

CONSENT ITEMS

APPROVAL OF MINUTES

2. DECEMBER 1, 2005, DECEMBER 15, 2005, FEBRUARY 2, 2006, FEBRUARY 9, 2006, FEBRUARY 16, 2006, MARCH 16, 2006 AND MARCH 2, 2006. (ACTION MINUTES)

RECEIVE AND FILE MINUTES

JULY 21, 2005, SEPTEMBER 1, 2005, SEPTEMBER 15, 2005 (ACTION MINUTES)

DOWNTOWN REGION

3. [AUTHORIZATION TO EXECUTE A PREDEVELOPMENT LOAN AGREEMENT WITH THOMAS SAFRAN IN AN AMOUNT NOT TO EXCEED \\$1,000,000 FOR THE RITTENHOUSE SQUARE PROJECT LOCATED AT 3300-3320 SOUTH CENTRAL AVENUE, COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Perry, CD #9\)](#)

Presenters: John Lujan / Jenny Scanlin / David Riccitiello

4. [AUTHORIZATION TO EXECUTE A PREDEVELOPMENT LOAN AGREEMENT WITH ADAMS 935, L.P. IN AN AMOUNT NOT TO EXCEED \\$457,000 FOR THE ADAMS AND CENTRAL MIXED-USE PROJECT LOCATED AT 1011 EAST ADAMS BOULEVARD \(Councilmember Perry, CD #9\)](#)

Presenters: Jenny Scanlin / John Lujan / David Riccitiello

5. [APPROVAL WITH CONDITIONS OF A COMMERCIAL USE ON AN INDUSTRIALLY-DESIGNATED PARCEL AT 3859 SOUTH BROADWAY PLACE IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Perry, CD #9\)](#)

Presenters: Jenny Scanlin / Josh Rohmer

EAST VALLEY REGION

6. [AUTHORIZATION TO EXECUTE FIRST AMENDMENT TO THE ACQUISITION AND PREDEVELOPMENT LOAN AGREEMENT IN THE AMOUNT OF \\$2,300,000 WITH DECRO ORION APARTMENTS, L.P. FOR THE DEVELOPMENT OF A 32 UNIT FAMILY APARTMENT COMPLEX AT 8947-8955 N. ORION AVENUE, IN THE NORTH HILLS AREA OF THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 7. \(Councilmember Padilla, CD #7\)](#)

Presenter: Margarita De Escontrias

EASTSIDE REGION

7. [APPROVAL OF A MINOR VARIATION TO PERMIT MENU BOARDS FOR A POLLO COMPERO RESTAURANT ON A COMMERCIALY DESIGNATED PARCEL AT 425 SOUTH SOTO STREET IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA \(Councilmember Huizar, CD #14\)](#)

Presenters: Julia Stewart / Steve Valenzuela

8. [AUTHORIZATION TO AWARD A SOLE SOURCE CONTRACT TO THE HOLLENBECK POLICE ACTIVITY LEAGUE, INC. IN THE AMOUNT OF \\$49,800 OF AB1290 FUNDS FOR THE PURPOSE OF PROVIDING EDUCATIONAL AND EARLY INTERVENTION SERVICE TO AT-RISK YOUTH IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA, EASTSIDE REGION \(Councilmember Huizar, CD #14\)](#)

Presenters: Dan Rios / Steve Valenzuela

HARBOR REGION

9. [AUTHORIZATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF LOS ANGELES BOARD OF PUBLIC WORKS BUREAU OF STREET LIGHTING \(BSL\) IN AN AMOUNT NOT TO EXCEED \\$35,000 FOR STREET LIGHTING IMPROVEMENTS WITHIN THE PACIFIC CORRIDOR REDEVELOPMENT PROJECT AREA \(Councilmember Hahn, CD #15\)](#)

Presenters: Susan Totaro / Walter Beaumont / Steve Valenzuela

HOLLYWOOD & CENTRAL REGION

10. [APPROVAL OF A SETTLEMENT AGREEMENT IN THE MATTER OF FOLSTROM V. CHAMPION CONCRETE \(LOS ANGELES SUPERIOR COURT NO. BC 329315\) WHICH REQUIRES THE PAYMENT OF 38,608.77 TO PLAINTIFF FOR WORK PERFORMED ON THE NATE HOLDEN PERFORMING ARTS CENTER](#)

(Councilmember Wesson Jr., CD #10)

Presenters: Helmi Hisserich / Sandy Sunday / Curtis S. Kidder

SOUTH L.A. REGION

11. [INCREASE OF WORK ORDER AMOUNT FOR THE LAW FIRM OF FOX & SOHAGI BY \\$188,500 \(FROM \\$108,250 TO \\$296,750\) FOR LEGAL SERVICES RELATED TO THE ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED UNIVERSITY GATEWAY PROJECT IN THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA. \(Councilmember Parks, CD #8\)](#)

Presenters: Curt Holguin / Ricardo Noguera

ACTION ITEMS

DOWNTOWN REGION

12. [VARIOUS ACTIONS RELATED TO THE INTENT TO ISSUE TAX-EXEMPT VARIABLE RATE DEMAND MULTI-FAMILY HOUSING BONDS AND RELATED ACTIONS ASSOCIATED WITH THE ISSUANCE OF TAX EXEMPT BONDS FOR THE SECURITY BUILDING MULTI-FAMILY HOUSING RESIDENTIAL CONVERSION PROJECT IN AN AMOUNT NOT TO EXCEED \\$5,000,000 LOCATED AT THE SOUTHEAST CORNER OF SPRING AND FIFTH STREETS IN THE HISTORIC CORE OF THE CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Perry, CD #9\)](#)
Presenters: Lillian Burkenheim / Michael Miller / David Riccitiello

HOLLYWOOD & CENTRAL REGION

13. [AUTHORIZATION TO AMEND CONTRACT WITH PARKING CONCEPTS, INC. FOR PARKING MANAGEMENT AND OPERATIONS AT THE CINERAMA DOME PUBLIC PARKING FACILITY TO INCREASE THE MAXIMUM COMPENSATION TO AN AMOUNT NOT TO EXCEED \\$2,300,000 FOR A THREE YEAR PERIOD OR \\$4,000,000 FOR A FIVE YEAR PERIOD AND TO EXCLUDE REIMBURSEMENT OF THIRD PARTY COSTS FOR COMPENSATION CALCULATIONS IN THE HOLLYWOOD REDEVELOPMENT PROJECT. \(Councilmember Garcetti, CD #13\)](#)
Presenters: Helmi Hisserich / Kevin Sullivan

SOUTH L.A. REGION

14. [VARIOUS ACTIONS REGARDING THE UNIVERSITY GATEWAY MIXED-USE PROJECT INCLUDING CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT \(EIR\), STATE CLEARINGHOUSE NUMBER 2005051041, ADOPTION OF STATEMENT OF ENVIRONMENTAL EFFECTS, MITIGATION MEASURES, MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, AND CONSIDERATION OF LAND USE VARIATIONS TO PROVIDE FOR THE DEVELOPMENT OF 421 RESIDENTIAL UNITS AND 83,000 SQUARE FEET RETAIL WITH ASSOCIATED PARKING BOTH ON AND OFF SITE IN THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA \(Councilmember Parks, CD #8\)](#)
Presenters: Michelle Banks-Ordone / Robert Manford / Ricardo Noguera

GENERAL

15. [ROLE, RESPONSIBILITY AND OPERATING PROCEDURES OF THE NEW POLICY REVIEW COMMITTEE AND THE NEW FINANCE, AUDIT AND BUDGET COMMITTEE](#)
Presenters: Donald R. Spivack / Jay Virata
16. CHIEF EXECUTIVE OFFICER'S REPORT
17. CHAIRPERSON'S REPORT
18. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

CLOSED SESSION ITEMS

19. A) 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. Betty and Robert Blue, et. al. (Los Angeles Superior Court No. BC 348564) and Blue Family Survivor's Trust, Bernard Luggage v. CRA (Los Angeles Superior Court No. BS 102424)
- B) REAL PROPERTY NEGOTIATIONS: This Closed Session is being held pursuant to Government Code section 54956.8 in order for the Board to grant authority to its negotiators regarding the price and terms of payment for the acquisition of the real property located at 4248 Monterey Road, Los Angeles. Agency Negotiators: Steve Valenzuela, Al Santillanes. Owners: Camille and Michael Perez
- C) 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.
- D) 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 the salary and/or compensation of American Federation of State, County, and Municipal Employees (AFSCME Locals 164, 585, 2204 and 1890). Agency Designated Representative: Cecilia V. Estolano, Chief Executive Officer

PUBLIC COMMENT

20. **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