

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

**AGENDA FOR FEBRUARY 16, 2006**

This Agenda was posted on, or before, Friday, February 10, 2006 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 4<sup>th</sup> and 8<sup>th</sup> Floor Lobbies. Copies of this Agenda and Memoranda will be available in the Records Department on the 5<sup>th</sup> 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, 4<sup>th</sup> 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. [ENVIRONMENTAL ACTION AND APPROVAL OF THE CONVERSION OF SEVEN WAREHOUSE BUILDINGS INTO A MIXED-USE PROJECT, INCLUDING 297 JOINT LIVE/WORK ARTIST-IN-RESIDENCE CONDOMINIUM UNITS, ON INDUSTRIAL-DESIGNATED PARCELS LOCATED AT 530 S. HEWITT STREET IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA](#) (Councilmember Huizar, CD #14)  
Presenters: David Riccitiello / Len Betz / Karen Yamamoto
2. [AUTHORIZATION TO ENTER INTO AN AGREEMENT BETWEEN THE AGENCY, THE CITY OF LOS ANGELES, SKID ROW DEVELOPMENT CORPORATION \(“SRDC”\) AND VOLUNTEERS OF AMERICA \(“VOA”\) FOR THE AGENCY’S PURCHASE OF A PARKING LOT LOCATED AT 434 S. SAN PEDRO ST. FROM SRDC; AND SRDC’S AGREEMENT TO TERMINATE ITS LEASE WITH THE CITY ON THE ADJOINING BUILDING IN EXCHANGE FOR THE EXTINGUISHMENT OF \\$3,700,000 AND THE RESTRUCTURING OF \\$1,900,000 IN DEBT OWED BY VOA TO THE AGENCY; AND FOR IMPLEMENTING THE PROPERTY TRANSFER PROVISIONS OF THE DISPOSITION AND DEVELOPMENT AGREEMENTS ENTERED INTO BETWEEN THE AGENCY AND SRDC IN REGARDS TO THE MLK APARTMENTS AND THE COMMERCIAL LIGHT INDUSTRIAL COMPLEX AND VARIOUS OTHER AGREEMENTS BETWEEN SRDC AND VOA FOR PROJECTS IN THE CITY CENTER REDEVELOPMENT PROJECT AREA; CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA; COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA](#) (Councilmembers Perry, Huizar, CD #9, #14)  
Presenters: David Riccitiello / Lillian Burkenheim / John Lujan / Don Spivack

**EAST VALLEY REGION**

3. [AUTHORIZATION TO APPROVE THE ASSUMPTION OF THE GROUND LEASE AND AGENCY LOAN, AND APPROVAL OF REFINANCING THE FIRST DEED OF TRUST, NOT TO EXCEED \\$2,800,000, FOR MAGNOLIA VILLAS APARTMENTS, LOCATED AT 5250 N. HARMONY AVENUE, WITHIN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT](#) (Councilmember LaBonge, CD #4)  
Presenters: Margarita De Escontrias / Steven Brady

**WEST VALLEY REGION**

4. [AWARD CONTRACT TO CHRYSALIS WORKS, IN AN AMOUNT NOT TO EXCEED \\$95,000 AND FOR A TERM NOT TO EXCEED TWO YEARS, TO CHRYSALIS WORKS FOR THE PURPOSE OF PROVIDING LANDSCAPING AND MAINTENANCE SERVICES IN THE RESEDA BUSINESS DISTRICT AND AMEND THE FISCAL YEAR 06 WORK PROGRAM AND BUDGET TO TRANSFER \\$95,000 FROM RP2990 \(AB1290\) TO RP3640 \(RESEDA STREETSCAPE MANAGEMENT\) FOR THE PURPOSE OF COVERING THE COST OF THESE SERVICES](#) (Councilmember Zine, CD #3)  
Presenters: Leslie Lambert / Craig Bullock

**ACTION ITEMS**

**EASTSIDE REGION**

5. [APPROVAL OF EXCLUSIVE NEGOTIATING AGREEMENT WITH 10309 FOLSOM BOULEVARD, L.P. FOR THE PROPOSED DEVELOPMENT OF THE OLYMPIC/SOTO MIXED-USE PROJECT LOCATED WITHIN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA](#) (Councilmember Huizar, CD #14)  
Presenters: Steve Valenzuela / Al Santillanes / William Chun

**DOWNTOWN REGION**

6. [VARIOUS ACTIONS RELATED TO THE DESIGN OF THE CENTRAL AVENUE TOWNHOMES LOCATED AT 4601-4617, 4624, 4700-4716, AND 5265-5269 SOUTH CENTRAL AVENUE, APPROVAL OF RESIDENTIAL USES, AND AMENDMENT OF THE ACQUISITION AND PREDEVELOPMENT LOAN AGREEMENT WITH CONCERNED CITIZENS OF SOUTH CENTRAL LOS ANGELES, TO INCREASE THE AMOUNT BY \\$953,599 FOR A TOTAL LOAN OF \\$1,825,111, COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA](#) (Councilmember Perry, CD #9)  
Presenters: David Riccitiello / Jenna Gulager / John Lujan

**EAST VALLEY REGION**

7. [AUTHORIZATION TO EXECUTE AN OWNER PARTICIPATION AGREEMENT WITH JSM GANGI, LLC AND OTHER RELATED ACTIONS FOR A MIXED-USE PROJECT CONSISTING OF 152 UNITS OF HOUSING AND APPROXIMATELY 10,249 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE LOCATED AT 5241 VINELAND AVENUE IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA](#) (Councilmember La Bonge, CD #4)  
Presenters: Margarita De Escontrias / Steven Brady

**HOLLYWOOD & CENTRAL REGION**

8. [AUTHORIZATION TO: \(I\) AMEND BUDGET, \(II\) EXECUTE A LETTER OF LOAN COMMITMENT, \(III\) EXECUTE A LOAN AGREEMENT, \(IV\) MAKE FINDINGS FOR SUBORDINATION, AND \(V\) ADOPT A REPLACEMENT HOUSING PLAN FOR AN ACQUISITION AND PREDEVELOPMENT PERMANENT LOAN IN AN AMOUNT NOT TO EXCEED \\$1,225,000 TO HOBART HEIGHTS PARTNERS, LP FOR THE HOBART HEIGHTS APARTMENTS PROJECT LOCATED AT 924 S. HOBART BOULEVARD, WILSHIRE CENTER KOREATOWN REDEVELOPMENT PROJECT AREA](#) (Councilmember Wesson, Jr., CD #10)  
Presenters: Helmi Hisserich / Gazala Pirzada / Oscar Jauregui / Sergio Barajas

**GENERAL**

9. PRESENTATION ON PREVAILING WAGE REQUIREMENTS AND ENFORCEMENT PROCEDURES  
Presenters: Randy Wilkins / Gordon Seaberg
10. PRESENTATION ON COMMERCIAL UNDERWRITING GUIDELINES  
Presenters: Randy Wilkins / Carolyn Hull

- 11. PRESENTATION ON THE NEW CRA/LA BOARD ROOM  
Presenter: Ken Clark
- 12. CHIEF EXECUTIVE OFFICER'S REPORT
- 13. CHAIRPERSON'S REPORT
- 14. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

**CLOSED SESSION ITEMS**

- 15. (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 Ivan and Barbara Newman v. CRA (Superior Court No. BC338400)  
  
B) 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.

**PUBLIC COMMENT**

- 16. **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