

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

AGENDA FOR DECEMBER 7, 2006

This Agenda was posted on, or before, Friday, December 1, 2006 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 6th 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

AND

ANNUAL MEETING

354 S. Spring Street, 6th Floor, Board Room
Los Angeles, California

Board meeting to consider Agenda Items

Board of Commissioners

William H. Jackson, Chairman
Madeline Janis, 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

1. ELECTION OF OFFICERS – CRA BOARD OF COMMISSIONERS

ORAL REPORT

2. ORAL REPORT BY HON. LAURA CHICK, CITY CONTROLLER, AND AUDITORS

PUBLIC HEARINGS**DOWNTOWN REGION****TO BE OPENED AND CONTINUED TO DECEMBER 21, 2006**

3. PUBLIC HEARING AND VARIOUS ACTIONS RELATIVE TO THE MIXED-USE “GRAND AVENUE PROJECT”, INCLUDING APPROVALS OF THE FINAL ENVIRONMENTAL IMPACT REPORT, DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE LOS ANGELES GRAND AVENUE AUTHORITY (“AUTHORITY”) AND GRAND AVENUE LA, LLC (“DEVELOPER”), GROUND LEASES AMONG THE COUNTY OF LOS ANGELES (“COUNTY”), AGENCY, AUTHORITY, AND DEVELOPER, AND AGREEMENTS TO PROVIDE A TOTAL OF \$24,400,000 IN AGENCY ASSISTANCE FOR (1) THE DEVELOPMENT OF TWO COUNTY-OWNED PARCELS, PARCEL Q (100 SOUTH GRAND AVENUE) AND PARCEL W-2 (440 WEST FIRST STREET) AND TWO AGENCY-OWNED PARCELS, PARCEL L (220 SOUTH HOPE STREET) AND PARCEL M-2 (236 SOUTH HOPE STREET), IN THE BUNKER HILL REDEVELOPMENT PROJECT AREA; (2) THE REDESIGN OF THE GRAND AVENUE CORRIDOR BETWEEN FIFTH STREET AND CESAR E. CHAVEZ AVENUE IN THE BUNKER HILL AND AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREAS; AND (3) PUBLIC PARK IMPROVEMENTS FOR A 16-ACRE CIVIC PARK IN THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Len Betz / Sharon Gi

TO BE OPENED AND CONTINUED TO JANUARY 18, 2007

4. PUBLIC HEARING IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTION 33431 ON THE CONVEYANCE OF PROPERTY; VARIOUS ACTIONS INCLUDING THE ACQUISITION AND DISPOSITION OF THE RENAISSANCE BUILDING LOCATED 434 S. SAN PEDRO STREET FOR \$6,450,000 IN SERVICE PAYMENTS; ACQUISITION OF THE ADJACENT PARKING LOT LOCATED AT 501 E. 5TH STREET FROM SKID ROW DEVELOPMENT CORPORATION FOR APPROXIMATELY \$4,980,000 IN VARIOUS FORMS OF CONSIDERATION; APPROVAL OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AND THE DOWNTOWN WOMEN’S CENTER; INCREASE THE PREDEVELOPMENT LOAN FROM \$500,000 TO \$850,000 TO ASSIST IN ITS RELOCATION TO THE RENAISSANCE BUILDING AND ENTERING INTO A REPAIR AND PROPERTY MANAGEMENT PLAN AND EXCLUSIVE NEGOTIATING AGREEMENT WITH SKID ROW DEVELOPMENT CORPORATION FOR THE APARTMENT BUILDINGS LOCATED AT 973, 991 AND 1019 E. MARTIN LUTHER KING BOULEVARD, CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA AND COUNCIL DISTRICT #9 PROJECT AREA (Councilmembers Perry, Huizar – CD #9, #14)
Presenters: David Riccitiello / Lillian Burkenheim / John Lujan

SOUTH L.A. REGION**TO BE OPENED AND CONTINUED TO DECEMBER 21, 2006**

5. PUBLIC HEARING AND VARIOUS ACTIONS RELATED TO A DISPOSITION AND DEVELOPMENT AGREEMENT WITH WEST ANGELES SOUTH BROADWAY ESTATES, LLC FOR THE SALE OF AGENCY OWNED LAND AT \$2,750,000 AND THE DEVELOPMENT OF 50 SINGLE FAMILY UNITS LOCATED AT THE SOUTHEAST CORNER OF 94TH STREET AND BROADWAY IN THE BROADWAY/MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA (Councilmembers Parks, Perry – CD #8, #9)
Presenters: Ricardo Noguera / Al Santillanes

DOWNTOWN REGION

6. PUBLIC HEARING; ADOPT FINDINGS IN ACCORDANCE WITH HEALTH & SAFETY CODE SECTIONS 33445 AND 33679, AND AUTHORIZE DELIVERY OF THE GRANT DEED TO CONVEY AGENCY-OWNED PROPERTY AT 4323 S. CENTRAL AVENUE TO THE CITY OF LOS ANGELES, ACTING BY AND THROUGH ITS GENERAL SERVICES DEPARTMENT, FOR THE DEVELOPMENT AND LONG-TERM OWNERSHIP OF THE COUNCIL DISTRICT NINE CONSTITUENT SERVICE CENTER, COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Perry - CD #9)
Presenters: David Riccitiello / Jenny Scanlin

CONSENT ITEMS**DOWNTOWN REGION**

7. [AUTHORIZATION TO AWARD A FUNDING AGREEMENT IN THE AMOUNT OF \\$69,760 TO PROJECT RESTORE FOR PLANNING AND DESIGN-RELATED ACTIVITIES ASSOCIATED WITH PHASE 2 \(NORTH-SOUTH CONNECTIONS\) OF THE ¡FIRST NOW! FIRST STREET PLAN, AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Len Betz / Karen Yamamoto
8. [APPROVAL OF A RESIDENTIAL USE ON A COMMERCIAL DESIGNATED PARCEL LOCATED AT 7621 SOUTH FIGUEROA 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 / Josh Rohmer

SOUTH L.A. REGION

9. [APPROVAL OF A NONCONFORMING USE \(CHILD CARE\) ON A COMMERCIAL DESIGNATED PARCEL LOCATED AT 2114 WEST MANCHESTER AVENUE, VERMONT MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Parks – CD #8\)](#)
Presenters: Ricardo Noguera / Al Santillanes / Sanders Ishisaka
10. [VARIOUS ACTIONS TO AWARD PUBLIC IMPROVEMENT CONTRACT TO ZUSSER COMPANY, INC. IN THE AMOUNT OF \\$1,124,959 FOR THE CONSTRUCTION OF THE CULTURAL CRESCENT 103RD STREET BLUE LINE PARK & RIDE FACILITY IN THE WATTS REDEVELOPMENT PROJECT AREA \(Councilmember Hahn – CD #15\)](#)
Presenters: Ricardo Noguera / Carey Jenkins / Sandra Sunday

11. [APPROVAL WITH CONDITIONS OF AN INSTITUTIONAL USE \(ADULT DAY CARE\) ON A COMMERCIALY DESIGNATED PARCEL LOCATED AT 3101 S. WESTERN AVENUE, NORMANDIE 5 REDEVELOPMENT PROJECT AREA \(Councilmember Parks – CD #8\)](#)
Presenters: Ricardo Noguera / Al Santillanes
12. [APPROVE ASSIGNMENT OF PURCHASE ORDERS FOR LEGAL SERVICES RELATED TO THE UNIVERSITY GATEWAY PROJECT AND LITIGATION FROM FOX & SOHAGI TO THE SOHAGI LAW GROUP, EXPOSITION / UNIVERSITY PARK REDEVELOPMENT PROJECT AREA \(Councilmembers Parks, Perry – CD #8, #9\)](#)
Presenters: Ricardo Noguera / Curt Holguin

ACTION ITEMS

DOWNTOWN REGION

13. [AUTHORIZATION TO AMEND THE CONSTRUCTION AND PERMANENT LOAN AGREEMENT WITH 9TH AND GRAND LIMITED PARTNERS, L.P. TO INCREASE THE LOAN BY AN AMOUNT NOT TO EXCEED \\$1,061,675, FROM \\$4,356,000 TO \\$5,417,675, TO SUBSTITUTE BEYOND SHELTER HOUSING DEVELOPMENT CORPORATION AS THE MANAGING GENERAL PARTNER FOR THE PARKSIDE APARTMENTS LOCATED AT 400 WEST 9TH STREET, AND TO RESTATE AND CLARIFY THE RECORDED COVENANT RESTRICTIONS, CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / John Lujan
14. [CONSIDERATION OF AND ACTION ON OWNER'S APPEAL OF STAFF DETERMINATION THAT THE FRONTIER HOTEL LOCATED AT 111 WEST FIFTH STREET IS SUBJECT TO DEVELOPMENT GUIDELINES AND CONTROLS FOR RESIDENTIAL HOTELS IN THE CITY CENTER AND CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREAS \(DEVELOPMENT GUIDELINES\) AND/OR OWNERS REQUEST FOR WAIVER OF THE DEVELOPMENT GUIDELINES, CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / Edward Huang

HARBOR REGION

15. [ADOPTION OF ENVIRONMENTAL FINDINGS, APPROVAL OF DISCRETIONARY ACTIONS AND AUTHORIZATION TO ENTER INTO AN OWNER PARTICIPATION AGREEMENT WITH PALOS VERDES STREET INVESTMENTS, LLC FOR DEVELOPMENT OF THE PALOS VERDES URBAN VILLAGE MIXED-USED PROJECT, 550 SOUTH PALOS VERDES STREET \(APN 7455-026-048\), IN THE BEACON STREET REDEVELOPMENT PROJECT AREA \(Councilmember Hahn – CD #15\)](#)
Presenters: Steve Valenzuela / Susan Totaro / Rafique Kahn

HOLLYWOOD AND CENTRAL REGION

16. [AUTHORITY TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT AND PREDEVELOPMENT LOAN AGREEMENT WITH HOLLYWOOD GOWER VILLAS L.P. IN THE AMOUNT OF \\$960,000 FOR DEVELOPMENT OF PERMANENT SUPPORTIVE HOUSING ON AN AGENCY OWNED SITE AT 1720 – 1736 ½ GOWER STREET IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)
Presenter: Helmi Hisserich

SOUTH L.A. REGION

17. [AUTHORIZATION TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT \(ENA\) WITH INFINITY GATEWAY CENTER, LLC FOR THE DEVELOPMENT OF A COMMERCIAL SHOPPING CENTER AT THE SOUTHWEST CORNER OF THE BROADWAY AND MANCHESTER AVENUE INTERSECTION IN THE BROADWAY MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Parks – CD #8\)](#)
Presenters: Ricardo Noguera / Al Santillanes
18. [AUTHORITY TO EXPEND ADDITIONAL PREDEVELOPMENT FUNDS IN AN AMOUNT UP TO \\$25,000 FOR THE WATTSTAR CINEMA AND EDUCATION CENTER BY INCREASING THE AMOUNTS ON THE EXISTING CONTRACTS FOR CB RICHARD ELLIS AND KIMLEY-HORN AND ASSOCIATES \(Councilmember Hahn – CD #15\)](#)
Presenters: Ricardo Noguera / Carey Jenkins
19. [APPEAL OF AGENCY STAFF DECISION TO CONDUCT A SPECIAL ELECTION FOR THE COMMUNITY BASED ORGANIZATION MEMBERSHIP POSITION ON THE EXPOSITION/UNIVERSITY PARK COMMUNITY ADVISORY COMMITTEE IN THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT SOUTH LOS ANGELES REGION \(Councilmembers Parks, Perry – CD #8, #9\)](#)
Presenters: Ricardo Noguera / Al Santillanes
20. ORAL DISCUSSION AND AUTHORIZATION TO RELEASE THE ENGINE HOUSE NO. 18 REQUEST FOR PROPOSAL IN THE NORMANDIE 5 REDEVELOPMENT PROJECT AREA (Councilmembers Parks, Perry – CD #8, #9)
Presenters: Ricardo Noguera / Al Santillanes

GENERAL

21. CHIEF EXECUTIVE OFFICER'S REPORT
22. CHAIRPERSON'S REPORT
23. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

CLOSED SESSION ITEMS

24. (A) 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 two (2) matters of anticipated litigation.

(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 Regency Outdoor Advertising v. CRA, et al. (United States District Court No. CV-99010456 (GHK)).

(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 Ullman Investments, Limited, et. al. v. CRA (Los Angeles Superior Court No. BS087745).

PUBLIC COMMENT

25. **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