

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

AGENDA FOR DECEMBER 20, 2007

This Agenda was posted on, or before, Friday, December 14, 2007 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 will be available at the CRA/LA 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.

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

Board meeting to consider Agenda Items

Board of Commissioners

William H. Jackson, Chairman
Bruce D. Ackerman, Vice Chairman
Joan Ling, Treasurer
Natalie Cole
Madeline Janis
Alejandro Ortiz
John A. Pérez

Cecilia V. Estolano, Chief Executive Officer

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

ROLL CALL

PUBLIC HEARINGS**DOWNTOWN REGION**

1. [PUBLIC HEARING AND AUTHORIZATION TO EXECUTE A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE COMMUNITY ENHANCEMENT CORPORATION FOR THE SALE OF THE HISTORIC ANGELUS FUNERAL HOME LOCATED AT 976-1010 EAST JEFFERSON BOULEVARD AND TO PROVIDE A SERVICE REPAYMENT LOAN IN THE AMOUNT OF \\$2,615,800, TO DEVELOP AN EARLY CHILDHOOD EDUCATION CENTER AND COMMUNITY HEALTH CLINIC 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 / Jenna Gulager
2. [PUBLIC HEARING: APPROVAL OF AN AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT WITH SLAUSON CENTRAL LLC AND RECOGNITION OF \\$350,000 IN ADDITIONAL FUNDS IN THE FISCAL YEAR 2008 BUDGET FOR THE DEVELOPMENT OF THE SLAUSON CENTRAL RETAIL CENTER ON APPROXIMATELY 6.5 ACRES LOCATED AT 944-1010 E. SLAUSON AVENUE AND 1040 E. SLAUSON AVENUE, COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Jenny Scanlin

CONSENT ITEMS**MINUTES**

3. APPROVAL OF MINUTES OF APRIL 5, 2007

DOWNTOWN REGION

4. [ENVIRONMENTAL ACTION AND APPROVAL OF THE SCHEMATIC DESIGN DRAWINGS FOR THE FASHION INSTITUTE OF DESIGN AND MERCHANDISING \(FIDM\) MIXED-USE PROJECT LOCATED AT 939 S. FLOWER STREET AND 709 W. OLYMPIC BOULEVARD, CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Karen Yamamoto

EAST VALLEY REGION

5. [ENVIRONMENTAL ACTION AND AUTHORIZATION TO EXECUTE AN OWNER PARTICIPATION AGREEMENT WITH MAGNOLIA LOFT, LLC AND OTHER RELATED ACTIONS FOR THE CONSTRUCTION OF A 32-UNIT MIXED-USE PROJECT LOCATED AT 10812 MAGNOLIA BOULEVARD IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember LaBonge – CD #4\)](#)
Presenters: Margarita De Escontrias / Gazala Pirzada / Steven Brady
6. [AWARD OF PUBLIC IMPROVEMENT CONTRACT TO EXCEL PAVING COMPANY IN THE AMOUNT OF \\$1,143,778.50 FOR THE CONSTRUCTION OF STREETSCAPE IMPROVEMENTS ON LANKERSHIM BOULEVARD IN The NORTH HOLLYWOOD Redevelopment Project Area \(Councilmember LaBonge – CD #4\)](#)
Presenters: Margarita De Escontrias / Gazala Pirzada / Conrad Chavez

HOLLYWOOD AND CENTRAL REGION

7. [ADOPTION OF RESOLUTION FOR THE EXPENDITURE OF \\$1,618,187 FOR THE CONSTRUCTION OF STREETScape IMPROVEMENTS ALONG THE PICO BOULEVARD CORRIDOR IN THE PICO UNION REDEVELOPMENT PROJECT AREAS NO. 1 AND NO. 2 \(Councilmember Reyes – CD #1\)](#)
Presenters: Leslie Lambert / Sandra Sunday
8. [AUTHORIZATION TO PERMIT BUILDING IDENTIFICATION SIGNAGE AT 3580 WILSHIRE BOULEVARD IN EXCESS OF THE MAXIMUM SQUARE FOOTAGE ALLOWED FOR SIGNAGE BY THE DESIGN GUIDELINES FOR THE WILSHIRE CENTER/KOREATOWN REDEVELOPMENT PROJECT AREA \(Councilmember Wesson Jr. – CD #10\)](#)
Presenters: Michelle Banks-Ordone / Steven Jones
9. [AUTHORIZATION FOR VARIOUS ACTIONS RELATED TO THE ISSUANCE OF TAX-EXEMPT MULTI-FAMILY HOUSING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \\$3,500,000 AND EXECUTION OF AN ACQUISITION, PREDEVELOPMENT AND PERMANENT LOAN AGREEMENT FOR AN AMOUNT NOT TO EXCEED \\$2,725,000 WITH ALEXANDRIA HOUSE APARTMENTS, L.P. FOR THE ALEXANDRIA HOUSE APARTMENTS PERMANENT SUPPORTIVE HOUSING PROJECT LOCATED AT 510 SOUTH ALEXANDRIA AVENUE \(Councilmember LaBonge – CD #4\)](#)
Presenters: Dalila Sotelo / Michael Miller

L.A. HARBOR REGION

10. [AUTHORIZATION TO ENTER INTO A COOPERATION AGREEMENT WITH THE CITY OF LOS ANGELES BOARD OF PUBLIC WORKS, BUREAU OF STREET LIGHTING, TO FUND AN AMOUNT NOT TO EXCEED \\$200,000 FOR NEW DECORATIVE STREET LIGHTING WITHIN THE PACIFIC CORRIDOR REDEVELOPMENT PROJECT AREA \(Councilmember Hahn – CD #15\)](#)
Presenters: Jay Virata / Walter Beaumont

SOUTH L.A. REGION

11. [VARIOUS ACTIONS TO AUTHORIZE EXECUTION OF CHANGE ORDER TO CONSTRUCTION CONTRACT WITH ZUSSER COMPANY, INC. IN AN AMOUNT NOT TO EXCEED \\$236,623 \(FROM 1,124,959 TO \\$1,361,582\) TO PAY FOR UNANTICIPATED CONSTRUCTION COSTS OF THE CRA-OWNED PARK AND RIDE FACILITY IN THE WATTS REDEVELOPMENT PROJECT AREA \(Councilmember Hahn – CD #15\)](#)
Presenters: Carolyn Hull / Carey Jenkins / Sandra Sunday

GENERAL

12. [AUTHORIZATION TO SUBMIT THE CRA/LA'S ANNUAL REPORT OF FINANCIAL TRANSACTIONS FOR THE FISCAL YEAR ENDED JUNE 30, 2007 TO THE CITY COUNCIL AND THE STATE CONTROLLER](#)
Presenters: Brence Culp / Ras Mallari

13. [AUTHORIZATION TO PAY 2007-2008 AGENCY MEMBERSHIP DUES TO THE CALIFORNIA REDEVELOPMENT ASSOCIATION IN AN AMOUNT NOT TO EXCEED \\$27,220](#)
Presenter: Angela Ovalle
14. [ADOPTION OF PROPOSED CRA/LA HEALTHY NEIGHBORHOODS POLICY ALL REGIONS](#)
Presenters: Donald R. Spivack / Nicholas Saponara / Jason Niville

ACTION ITEMS

DOWNTOWN REGION

15. [ACTIONS RELATED TO THE ISSUANCE AND SALE OF NOT TO EXCEED \\$96 MILLION OF MULTIFAMILY SENIOR HOUSING REVENUE REFUNDING BONDS FOR THE ANGELUS PLAZA PROJECT LOCATED AT 255 SOUTH HILL STREET AND 200 SOUTH OLIVE STREET IN THE BUNKER HILL REDEVELOPMENT PROJECT AREA; AND AUTHORIZATION TO NEGOTIATE AGREEMENTS WITH THE OWNER-DEVELOPER, A LIMITED PARTNERSHIP OR LIMITED LIABILITY COMPANY TO BE FORMED BY RETIREMENT HOUSING FOUNDATION \(RHF\), REGARDING THE USE OF NET SALE PROCEEDS TOWARDS THE FORMATION OF THE ANGELUS TRUST, AN AFFORDABLE HOUSING TRUST FUND AND A REVOLVING ACQUISITION FUND FOR HOMEOWNERSHIP OPPORTUNITIES IN THE SOUTH LOS ANGELES INITIATIVE TARGET AREA \(Councilmember Perry – CD #9\)](#)
Presenters: Dalila Sotelo / David Riccitiello / Michael Miller
16. [AUTHORIZE THE EXPENDITURE OF UP TO \\$5,000,000 IN ADDITIONAL CD9 PROJECT AREA LOW AND MODERATE INCOME HOUSING FUNDS DURING FY2008 FOR THE PURPOSE OF PURCHASING MULTIPLE SITES AND ASSOCIATED RELOCATION AND CLEARANCE ACTIVITIES FOR THE HOMEOWNERSHIP OPPORTUNITY SITES PROGRAM IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmembers Parks, Perry – CD #8, #9\)](#)
Presenters: David Riccitiello / Jenny Scanlin / Jenna Gulager

HOLLYWOOD REGION

- 16.1 [AUTHORIZATION TO \(I\) ADOPT A RESOLUTION STATING THE INTENT TO ISSUE TAX-EXEMPT MULTI-FAMILY HOUSING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \\$13,500,000; \(II\) EXECUTE AN ACQUISITION, PREDEVELOPMENT AND PERMANENT LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \\$7,500,000 WITH HOLLYWOOD COMMUNITY HOUSING CORPORATION FOR THE HOLLYWOOD BUNGALOW COURT APARTMENTS AFFORDABLE HOUSING PROJECT LOCATED AT 1721 N. KINGSLEY AVENUE AND 1544, 1554, AND 1516 N. SERRANO AVENUE, HOLLYWOOD REDEVELOPMENT PROJECT AREA AND EAST HOLLYWOOD/BEVERLY-NORMANDIE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA \(Councilmembers LaBonge, Garcetti – CD #4, #13\)](#)
Presenters: Michelle Banks-Ordone / Michael Miller / Caroline Sim

ORAL PRESENTATION

17. ORAL REPORT ON THE STATUS OF AGENCY STAFF EFFORTS TO ADDRESS CONCERNS RAISED REGARDING ALEXANDRIA APARTMENT HOMES (ALEXANDRIA HOTEL)
Presenters: David Riccitiello / Dalila Sotelo

GENERAL

18. CHIEF EXECUTIVE OFFICER'S REPORT
19. CHAIRPERSON'S REPORT
20. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

CLOSED SESSION ITEMS

21. (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(a) in order for the Board to confer with its legal counsel regarding CRA v. Bristol Hotel, LLC, and Adolfo Suaya (Los Angeles Superior Court No. BC319597).

(D) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Melissa and Larry Shields v. CRA (Los Angeles Superior Court No. BC 346249).

(E) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding PR/JSM Rivara LLC, et al. v. CRA, Los Angeles Superior Court Case No. BS112315.

(F) PUBLIC EMPLOYEE PERFORMANCE EVALUATION: This Closed Session is being held pursuant to Government Code Section 54957(b) in order for the Board to evaluate the performance of the Chief Executive Officer.

PUBLIC COMMENT

22. **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