

**THE MINUTES OF THE MEETING
OF THE
COMMUNITY ADVISORY COMMITTEE (CAC)
OF THE
WILSHIRE CENTER/KOREATOWN REDEVELOPMENT PROJECT AREA**
3055 Wilshire Blvd., Suite 520, Los Angeles, CA 90010
Thursday, July 24, 2008, at 3:30p.m.

CALL TO ORDER

The following are the Minutes of the Meeting of the Community Advisory Committee (CAC) of the Wilshire Center/Koreatown Redevelopment Project Area (WK), held July 24, 2008 at 3055 Wilshire Boulevard, Suite 520, Los Angeles, CA 90010 (CRA/LA Wilshire Office). The meeting was called to order at 3:35 p.m.

CAC MEMBERS PRESENT

Linda Hedden (Chair), Gary Russell (Vice Chair), Lois Arkin (Secretary), Kristina Mata (Member), Stephan Haah (Member), Andrew Miliotois (Member)

OTHERS PRESENT

Anthony Kim, David Park, Flora Chou (L.A. Conservancy), Glen Lew, Jason, Jay Won (KAC), Lisa Hong, Pablo Morgana (KIWA), Patricia Hong, Rebecca Ronquillo (KIWA), Richard, Ruben Hernandez (UDLA), Zandra Angeles, Mike Russell (WBIC), Walter Cho (Hanmi Escrow)

CRA/LA Staff: Michelle Banks-Ordone, Project Manager; Steven Jones, Senior Planner; Yonah Hong, Community Affairs Specialist; Caroline Sim, Assistant Project Manager; Edlin Roque, Intern.

APPROVAL OF MAY 22, 2008 MINUTES

Meeting minutes were approved as submitted.

PROJECT MANAGEMENT REPORT

Historic Resources Survey:

Mr. Steven Jones (Senior Planner) announced that the Community Redevelopment Agency of the City of Los Angeles is conducting a comprehensive Historic Resource Assessment Survey of the Wilshire Center/Koreatown Redevelopment Project Area. The Survey will encompass all properties within the redevelopment project area, is designed to provide a complete, accurate and current list of historic resources within the project area. The CRA/LA has commissioned the survey of all properties in the project area to be evaluated by preservation professional using nationwide standard and criteria and is being conducted in coordination with the Los Angeles Office of Historic Resources. The field survey work will begin at the end of this month.

There will be a community workshop help at the Immanuel Presbyterian Church on Thursday, August 21, 2008 at 6p.m. and everyone is invited to attend.

Traffic & Circulation Studies:

Mr. Steven Jones (Senior Planner) apologized that the consultants (David Evans & Associates, Inc.) could not be at the CAC meeting to present. He briefly spoke on behalf of the consultants and stated that there were basically four components of the traffic and circulation studies: the existing conditions report (which will be turned into the LADOT), the future conditions report, the evaluations of the alternatives in regards to the existing and projected studies, and the implementation of the results and recommendations, both short term and long term solutions. The consultants will present to the CAC the draft of their findings and recommendations, as well as the final report, which is projected to be completed

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by October 2008. David Evans & Associates, Inc., along with the LADOT will be present at the next CAC meeting (September 25, 2008).

Mr. Jones also added that the vast majority of traffic was caused by those who are passing through the Wilshire Center/Koreatown project area – those that are going west (West L.A., Santa Monica, etc...) and those who are going east (downtown) and not by those who live in the area.

PRESENTATION & DISCUSSION

Plan Amendment:

Ms. Michelle Banks-Ordone (Project Manager) presented the Plan Amendment by stating the background of the the Community Redevelopment Law (CRL), Article 12, SS 33450 and 33451, which provides the general authority to amend a redevelopment plan by ordinance after the Agency holds a public hearing on the amendment. The amendment process varies depending on the type of amendment that the Agency is pursuing.

There are many types of amendments: Add Territory, Increase the Tax Increment Limit, Extend the Time Limits on the Plan Effectiveness and Payment of Indebtedness and Receipt of Tax Increment, Extend Eminent Domain, Merge Project Areas, and Technical Amendments (Bond Debt Limit % Land Use Provisions).

In comparison to the key and financial limits: The Mid-City Recovery Redevelopment Project Area Plan Effectiveness is until May 10, 2027, whereas the Wilshire Center/Koreatown Recovery Redevelopment Project Area is until December 13, 2025. The time limit to establish debt is May 10, 2016 compared to December 13, 2015. The time limit to receive tax increment/repay debt is May 10, 2042 compared to December 13, 2040. The bond debt limit is \$23 million, at any one time, as compared to \$427 million, at any one time. The time limit to use has expired for the both areas (MD – May 10, 2008 and WK – December 13, 2007).

The amendments that are proposed is to merge the Mid-City and Wilshire Center/Koretown project areas, which will benefit both projects by extending the eminent domain time period, extending the time period to incur debt, and increasing the MD cap for bond indebtedness.

There are numerous actions required for plan amendments. The Planning Commission has to approve the Preliminary Plan and project area boundary and report and make recommendation on the proposed Plan Amendment. The CRA/LA Board needs to authorize and circulate the proposed Plan Amendment, Preliminary Report, report to City Council, and the Draft EIR. The Board needs to hold a joint public hearing with the City Council on the Plan Amendment and must receive a certification of the Final EIR and the adoption of the Owner Participation and Business Entry Rules. The City Council designates the Survey Area and forms PAC procedures and certification and holds a joint public hearing with the Agency on the Plan Amendment. The City Council certifies the Final EIR, findings and approves the Plan Amendment.

The Plan Amendment process may take one to two years. The schedule includes these steps: 1) Designation of Survey Area, 2) Adoption of Preliminary Plan, 3) Transmittal of Notices to Taxing Entities, 4) PAC Formation and Meetings, 5) Preparation of Proposed Redevelopment Plan, 6) Review of Proposed Redevelopment Plan, 7) Preparation and Review of Owner Participation Rules (OP Rules), 8) Environmental Review Process, 9) Consultation with Affected Taxing Entities, 10) Pre-Joint Public Hearing (JPH) & Report to City Council, 11) Joint Public Hearing, and 12) Post-Joint Public Hearing.

Wilshire Center/Koreatown (WK) & Mid-City (MD) Plan Amendment will be approximately a two-year project, which will be combining the WK and MD project areas into one. The community benefits will include an increase in bonding capacity based on the total acreage and the flexibility in using project area financial resources.

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ACTION ITEMS

Plan Amendment:

- 1) Recommended that the CRA/LA proceed to the Board and City Council requesting that the Plan Amendment Process is interpreted as ministerial actions and not "Actions of the Agency."
– *CAC passed unanimously*
- 2) Recommend that the CRA/LA release a RFP to secure the best consultants (specifically pertaining to the WK-CAC) for the process.
– *CAC passed unanimously*
- 3) Require that the CRA/LA and the consultants report back to the CAC/PAC (benefits and financial impacts separately, especially pertaining to the WK-CAC) of each and with the Preliminary Report and findings before proceeding to the Plan Amendment Phase.
- *CAC passed unanimously*

Change of CAC Meeting Time and Location:

- 1) Meeting time was suggested to 5p.m. – passed unanimously.
- 2) Meeting location was suggested to Southwestern Law School – passed unanimously.

PUBLIC COMMENT & ANNOUNCEMENTS

- Ms. Linda Hedden stated that she would be resigning from the WK-CAC. She had been serving on the CAC since 1992 and she stated that she enjoyed serving on the board, tremendously, and that she would miss everyone. Everyone thanked her for her hard work and for her services and dedication.
- Ms. Yonah Hong thanked Mr. Gary Russell and the Russell family for volunteering for the Community Cleanup Event/Mayor's Day of Service on July 19, 2008. They collected the largest trash bag. Ms. Hong also announced that 26 trees were planted that day, along Harvard Blvd., and inside the Hobart Blvd. Elementary School playground.

ADJOURNMENT

The WK CAC Meeting adjourned at 5:35 p.m.

NEXT MEETING

The next meeting will be held on September 25, 2008 at 5:00 p.m. at the Southwestern Law School – Bullocks-Wilshire Building.