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**Council File Number**

[96-1463](#)

**Title**

SANTA BARBARA PLAZA

**Subject**

Request Council approval to authorize the Administrator or designee to execute an Exclusive Right to negotiate agreement for a 180 period with Johnson / MacFarlane Urban Partners and CSBP Development Partners for the development of the Site currently known as Santa Barbara Plaza.  
NEW COUNCIL FILE 01-2069

**Last Change Date**

06/11/2002

**Council District**

8

**Initiated by**

Community Redevelopment Agency

**Archive History**

7-29-96 - For ref

7-30-96 - Ref to Housing and Community Redevelopment Committee

7-31-96 - File to Housing and Community Redevelopment Committee Clerk

8-1-96 - Received Community Redevelopment Agency (CRA) 2015 (Revised) re: Expended Crenshaw Redevelopment Project - to Housing and Community Redevelopment Committee Clerk

8-23-96 - Housing and Community Redevelopment Committee report ADOPTED to AUTHORIZE the Community Redevelopment Agency (CRA) Administrator, or designee, to execute an Exclusive Right to Negotiate agreement for a 180 day period with Johnson / MacFarlane Urban Partners and CSBP Development Partners for the development of the site currently known as the Santa Barbara Plaza in the expanded Crenshaw Redevelopment Project Area.

8-28-96 - File to Housing and Community Redevelopment Committee Clerk OK

8-29-96 - File in files

10-31-97 - For ref - Community Redevelopment Agency (CRA) - Request Council approval to proceed with various actions to seek additional funds required to finalize an Owner Participation Agreement (OPA) with Santa Barbara Partners, LLC (formerly known as Johnson / MacFarlane Urban Partners and CSBP Development Partners) for the development of the Santa Barbara Plaza.

11-7-97 - Ref to Housing and Community Redevelopment Committee

11-7-97 - File to Housing and Community Redevelopment Committee Clerk

11-26-97 - Housing and Community Redevelopment Committee report ADOPTED to AUTHORIZE the Community Redevelopment Agency (CRA) Administrator and the General Manager of the Community Development Department, or their designees, to prepare and negotiate a proposed financing package that identifies total project costs and sources of financing, including potential use of a Section 108 loan and submit to Council for review and approval, and instruct the General Manager of the Community Development Department and the Community Redevelopment Agency (CRA) Administrator to consider existing HUD Section 108 loan authority or new authority as appropriate and make recommendations to the Council.

AUTHORIZE the Community Redevelopment Agency (CRA) Administrator, or his designee, to prepare an application to the U.S. Department of Commerce, Economic Development Administration for financial assistance for the Project, to be returned to Council with the financing package

APPROVE IN CONCEPT, the future consideration of using the previously approved Commercial and Industrial Project Investment Fund as a key financing vehicle for the project, subject to the Agency bringing forward a specific financing plan for City Council consideration.

12-5-97 - File to Housing and Community Redevelopment Committee Clerk OK

12-8-97 - File in files

5-29-98 - This days Council session - Motion - Ridley-Thomas Mover 1998 / Hernandez - THEREFORE MOVE that Council take the following actions:

1. Authorize the Mayor, or his designee, to submit an Economic Development Administration Application for public improvements associated with the Santa Barbara Plaza Public Improvement Project in the amt of \$800,000 in Title IX funds; subject to the approval of the City Attorney as to form and legality.
2. Authorize the Mayor, or his designee, to negotiate and execute a Grant Agrmt between the Economic Development Administration (EDA) and the City of Los Angeles, subject to the following: (a) Council review and approval of a Santa Barbara Plaza Project Financing Plan, and (b) approval by the City Attorney as to form and legality.
3. Authorize the Mayor, or his designee, and the Administrator, Community Redevelopment Agency (CRA), to negotiate and execute a Cooperation Agreement relative to the use of Economic Development Administration (EDA) funds for the Santa Barbara Plaza Project.

5-29-98 - File to Calendar Clerk for placement on next available Council agenda

6-2-98 - Motion ADOPTED

6-2-98 - File to Mayor FORTHWITH

6-2-98 - Mayor's message concurred in action of June 2, 1998

6-8-98 - File in files

9-23-98 - This days Council session - Motion - Ridley-Thomas Mover 1998 / Svorinich, Jr. - THEREFORE MOVE that the Community Development Department be authorized to receive funds which may be made available by selected developers for the Santa Barbara Plaza and by the Community Redevelopment Agency and that Community Development Department (CDD) be authorized to receive and deposit funds into Fund 505 and appropriate and expend funds on an as needed basis upon proper demand of the General Manager, Community Development Department (CDD).

FURTHER MOVE that the Community Development Department be authorized to negotiate and execute a contract with Community Development Technologies Center, Inc. to provide informational services, technical assistance and other business services to the tenants and property owners in the Santa Barbara Plaza project, subject to the approval of the City Attorney as to Form and Legality and that the Council find that said firm is uniquely qualified to perform such services due to its extensive familiarity with that particular community, as well as this particular project and, due to its broad experience in such matters as the successor entity of Rebuild Los Angeles (RLA).

FURTHER MOVE that the City Council hereby determines, in accordance with Charter Section 126, that the services set forth in the proposed contract can be performed more economically or feasibly by the independent contractor than by city employees, because the work is of a temporary and intermittent nature.

9-23-98 - File to Calendar Clerk for placement on next available Council agenda

10-6-98 - Motion ADOPTED

10-6-98 - Mayor's message concurred in action of October 6, 1998

10-13-98 - File in files

10-30-98 - File to Leonor Palangio - Community Development Department - 52956

11-3-98 - File in files

4-20-99 - File to Lynne Ozawa - Chief Legislative Analyst - 35744

6-3-99 - File in files

11-29-99 - For ref - Community Redevelopment Agency (CRA) 2844 - Request Council approve status report and various actions regarding the proposed Santa Barbara Plaza Retail Shopping Center bounded by Martin Luther King, Jr. Boulevard, Marlton Avenue, Santa Rosalia Drive and Buckingham Road, Amended Crenshaw Recovery Redevelopment Project

12-1-99 - Ref to Housing and Community Redevelopment Committee

12-1-99 - File to Housing and Community Redevelopment Committee Clerk

1-12-00 - City Administrative Officer (CAO) report re: Community Redevelopment Agency (CRA) - Santa Barbara Plaza Project - to Housing and Community Redevelopment Committee Clerk

1-25-00 - Housing and Community Redevelopment Committee report ADOPTED to:

1. AUTHORIZE the Community Redevelopment Agency (CRA) Administrator, or designee, to terminate the Exclusive Right to Negotiate Agreement with Santa Barbara Plaza, LLC, for the development of a retail shopping center.
2. INSTRUCT the Community Redevelopment Agency (CRA) Administrator to expeditiously formulate a commercial development strategy leading to the issuance of a new Request for Proposals (RFP) for the Santa Barbara retail shopping center.
3. AUTHORIZE the Community Redevelopment Agency (CRA) Administrator, or designee, to enter into a contract or contract amendment with the law firm of Goldfarb and Lipman in an amount not to exceed \$75,000 to provide continued legal services related to the proposed Santa Barbara Plaza retail shopping center.
4. INSTRUCT the Community Redevelopment Agency (CRA) Administrator to prepare a status report regarding the Santa Barbara shopping complex within 45 days

1-28-00 - File to Housing and Community Redevelopment Committee Clerk OK

1-31-00 - File in files

2-2-00 - This days Council session - Motion - Ridley-Thomas Mover 2000 / Pacheco - On January 25, 2000 the Council took an action to terminate the exclusive negotiation agreement with Santa Barbara Plaza, LLC, for the development of the proposed Santa Barbara Plaza shopping center (Council File 96-1463). At that time, the Council authorized the Agency Administrator to continue its use of outside legal counsel, Goldfarb and Lipman, in an amt not to exceed \$75,000 to assist the Agency in document preparation and other activities associated with project development. However, the actions taken by the City Council did not include the necessary Agency budget authority to transfer funds among accounts for such legal services.

THEREFORE MOVE that the City Council take the following action:

AMEND the Community Redevelopment Agency's (CRA's) Fiscal Year 2000 Budget to transfer \$75,000 from Objective CN 9901 (Legal) to Objective CF 2140 (Santa Barbara Plaza) for legal services associated with the development of the proposed Santa Barbara Plaza shopping center.

2-2-00 - File to Calendar Clerk for placement on next available Council agenda

2-9-00 - Motion ADOPTED

2-17-00 - File in files

4-25-00 - File to Housing and Community Redevelopment Committee Clerk

9-26-00 - For ref - Transmittal from Community Redevelopment Agency (CRA) 2991 relative to authorization to negotiate and execute an exclusive negotiation agreement with Capital Vision Equities for the Santa Barbara Plaza Project located on Martin Luther King Boulevard between Marlton Avenue and Buckingham Road in the Crenshaw Redevelopment Project

11-21-00 - For ref - Transmittal from Chief Legislative Analyst / Office of Administrative and Research Services (OARS) relative to an exclusive right of negotiate with Capital Vision Equities for the Santa Barbara Plaza Project

11-21-00 - Ref to Housing and Community Redevelopment Committee - to Committee Clerk

11-29-00 - Motion ADOPTED to APPROVE Communication recommendation from Housing and Community Redevelopment Committee to:

1. AUTHORIZE the Administrator, Community Redevelopment Agency (CRA), or designee, to negotiate and execute an Exclusive Negotiation Agreement (ENA) for a 180-day period, with an option to extend the agreement for two additional 90-day periods, with Capital Vision Equities, a California Corporation, for the development of the Santa Barbara Plaza Project within the Crenshaw Redevelopment Project Area (Council District 8), subject to provisions set forth in Recommendation No. 2 and to approval of the City Attorney as to form and legality.

2. INSTRUCT the Administrator, Community Redevelopment Agency (CRA), or designee, to prepare and present specific negotiating benchmarks including, but not limited to, property acquisition, tenant relocation, financing, leasing, financial feasibility, land use and zoning entitlements, environmental documentation, reciprocal easements, business plan, time-line and loan guarantees; such benchmarks to be returned to the City Council within 30-days.

3. INSTRUCT the Administrator, Community Redevelopment Agency (CRA), or designee, to prepare an exit strategy with the proposed developer should the proposed benchmarks not be achieved prior to the close of the first 180-day period if the Community Redevelopment Agency (CRA) does not receive reasonable assurances that the developer can meet the delineated benchmarks; such exit strategy should be included in the Community Redevelopment Agency's (CRA's) 30-day status report.

4. INSTRUCT the representatives of the City's Office of Administrative and Research Services (OARS) and Chief Legislative Analyst (CLA) to participate in the exclusive negotiating process and the development of the Owner Participation Agreement (OPA) to ensure that all possible financing opportunities are explored and that appropriate safeguards/guarantees are established minimizing the risk to the City should any City General Fund revenues be identifies as part of the project's gap financing proposal.

5. INSTRUCT the Administrator, Community Redevelopment Agency (CRA), or designee, to report to the Housing and Community Redevelopment (HCR) Committee on the status of the project every 60-days.

12-5-00 - File to Housing and Community Redevelopment Committee Clerk OK

2-28-01 - File in files