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CRA File No. 9328  
Council District: Various  
Contact Person: Dalila Sotelo  
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Honorable Council of the City of Los Angeles  
John Ferraro Council Chamber  
200 N. Spring Street  
Room 340, City Hall  
Los Angeles, CA. 90012

Attention: Sharon Gin, Office of the City Clerk

**COUNCIL TRANSMITTAL:**

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on February 3, 2011 City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

**VARIOUS ACTIONS RELATED TO:**

COOPERATION AGREEMENT WITH CITY OF LOS ANGELES. ACTIONS RELATED TO AMENDING THE \$930,000,000 COOPERATION AGREEMENT WITH THE CITY OF LOS ANGELES TO SUPPLEMENT THE LIST OF CAPITAL IMPROVEMENT, PUBLIC IMPROVEMENT AND AFFORDABLE HOUSING PROJECTS TO BE FUNDED BY THE CRA/LA LOCATED WITHIN THE CURRENTLY DESIGNATED 31 REDEVELOPMENT PROJECT AREAS

**RECOMMENDATION**

That City Council approves recommendations on the attached Board Memorandum.

**ENVIRONMENTAL REVIEW**

Given the nature of the recommended action (entering into a cooperative agreement for payments of cost associated with potential future redevelopment activities), conducting analysis under the California Environmental Quality Act (CEQA) is premature at this time and is not currently required for some of the projects. It should be noted that anticipated developments within each of the CRA/LA's existing 31 redevelopment project areas were evaluated as part of the redevelopment plan adoption process, pursuant to the provisions of CEQA. In addition, each individual capital improvement, public improvement or affordable housing project/activity listed in this memorandum has already been or will be reviewed separately in full compliance with the requirements of CEQA prior to project approval and/or implementation, unless exempted under CEQA.

**FISCAL IMPACT STATEMENT**

There is no fiscal impact to the City's General Fund, as a result of this action.

PLANNING, COMMUNITY &  
ECONOMIC DEVELOPMENT

  
2/3/11  
Christine Essel, Chief Executive Officer

FEB 07 2011



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Transmittal

cc: Sharon Gin, Office of the City Clerk (Original & 3 Copies on 3-hole punch)  
Lisa Johnson Smith, Office of the CAO  
Ivania Sobalvarro, Office of the CLA  
Steve Ongele, Office of the Mayor  
Noreen Vincent, City Attorney's Office

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

MEMORANDUM

6  
VARIOUS

DATE: FEBRUARY 3, 2011

TO: CRA/LA BOARD OF COMMISSIONERS

FROM: CHRISTINE ESSEL, CHIEF EXECUTIVE OFFICER

STAFF: DALILA SOTELO, DEPUTY CHIEF OF OPERATIONS

SUBJECT: **COOPERATION AGREEMENT WITH CITY OF LOS ANGELES. ACTIONS RELATED TO AMENDING THE \$930,000,000 COOPERATION AGREEMENT WITH THE CITY OF LOS ANGELES TO SUPPLEMENT THE LIST OF CAPITAL IMPROVEMENT, PUBLIC IMPROVEMENT AND AFFORDABLE HOUSING PROJECTS TO BE FUNDED BY THE CRA/LA LOCATED WITHIN THE CURRENTLY DESIGNATED 31 REDEVELOPMENT PROJECT AREAS.**

RECOMMENDATIONS

That the CRA/LA Board of Commissioners, subject to City Council review and approval, authorize the Chief Executive Officer (CEO) or designee to negotiate and execute an amendment to the Cooperation Agreement (Agreement) to supplement the list of capital and public improvements, affordable housing and other redevelopment projects listed on Attachment A (including program delivery costs) previously approved by the CRA/LA Board of Commissioners; and,

That the CRA/LA Board of Commissioners adopt, and request that the City Council adopt, resolutions under California Health and Safety Code Sections 33421.1 and 33445 finding that the use of CRA/LA funds to pay for the development of certain capital and public improvements are of benefit to the affected Project Areas by eliminating blight within the Project Area, that there are no other reasonable means of financing available to the City for the improvements, and that the construction of said improvements is consistent with the Redevelopment Plan and the Five-Year Implementation Plan for each Project Area and effectuates the relevant Redevelopment Plan.

SUMMARY

Under the Agreement, the City will perform certain eligible activities on behalf of the CRA/LA including installation of publicly-owned capital improvements, public improvements, the creation and preservation of affordable housing projects and other redevelopment projects located throughout the 31 adopted Redevelopment Project Areas in the City of Angeles. The contemplated activities are specifically intended to assist CRA/LA in addressing the removal of blight and prevention of the recurrence of blight in the Project Areas.

The Supplemental List of Activities reflects projects from the respective Five-Year Implementation Plans. As adopted by the CRA/LA, in accordance with Health & Safety Code section 33490, the Five-

Year Implementation Plans for each project area establish goals and specific objectives to support economic development, commercial, community and institutional revitalization as well as the creation and preservation of affordable housing. The overall contract obligation of \$930,000,000 will not be increased or changed as a result of this action and the City will be only be obligated to implement the projects in its reasonable discretion to the extent that funding is available under the Agreement.

Some of the projects previously identified may, for various reasons, not come to fruition. With the addition of the projects on the Supplemental List of Activities, the City and CRA/LA will be afforded sufficient eligible activities to ensure the full allocation of the obligated funds.

In addition, Health & Safety Code sections 33421.1 and 33445 Resolutions (Attachment B) making the findings necessary to fund the public improvement projects identified in the Supplemental List of Activities (attached) are being presented to the CRA/LA Board for review and adoption.

### PREVIOUS ACTIONS

January 14, 2011 – CRA/LA Board authorized execution of a Cooperation Agreement with the City of Los Angeles for payment of \$930 million for costs associated with certain redevelopment agency funded capital improvement, public improvement and affordable housing projects (C.F. No. 11-0086).

### DISCUSSION AND BACKGROUND

The Board action on January 14, 2011, approved a list of projects and activities that have been identified in the Five-year Implementation Plans for the CRA/LA's 31 Project Areas. Many of the identified projects will accelerate the economic recovery of the City as well as ensure the creation of locally based, quality jobs. In order to ensure that the work of each project area is carried out effectively, the List of Activities will be augmented by a Supplemental List of Activities (Attachment A).

### SOURCE OF FUNDS

No additional funding is necessary for this action.

### PROGRAM AND BUDGET IMPACT

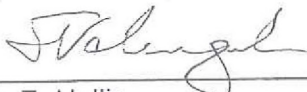
This action is consistent with the Council approved current FY2010-11 Budget and Work Program, and will ensure continued implementation of the various eligible redevelopment activities and programs. There is no adverse impact on the City's General Fund as a result of this action; funds will flow to City to implement the Agreement.


### ENVIRONMENTAL REVIEW

Given the nature of the recommended action (entering into a cooperative agreement for payments of cost associated with potential future redevelopment activities), conducting analysis under the California Environmental Quality Act (CEQA) is premature at this time and is not currently required for some of the projects. It should be noted that anticipated developments within each of the CRA/LA's existing 31 redevelopment project areas were evaluated as part of the redevelopment plan adoption process, pursuant to the provisions of CEQA. In addition, each individual capital improvement, public improvement or affordable housing project/activity listed in this memorandum has already been or will be reviewed separately in full compliance with the requirements of CEQA prior to project approval and/or implementation, unless exempted under CEQA.

Christine Essel  
Chief Executive Officer

By



 Calvin E. Hollis  
Chief Operating Officer

There is no conflict of interest known to me which exists with regard to any CRA/LA officer or employee concerning this action.

ATTACHMENTS

Attachment A: Supplemental List of Activities  
Attachment B: Resolutions

**ATTACHMENT A**

**SUPPLEMENTAL LIST OF ACTIVITIES**

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Central Industrial	Industrial Incentive Program	Industrial	Programs may include an industrial façade improvement program, a business retention program, and a property improvement and building rehabilitation program. Incentives shall be created to encourage industrial and manufacturing businesses to relocate, locate and/or grow in the Project Area	\$5,000,000
Downtown	Chinatown	Attraction of New Development and Business	Business Assistance	Creation and approval of a Design for Development for the Project Area along with a Program EIR to remove impediments to desired new developments.	\$3,500,000
Downtown	Chinatown	Bamboo Lane Property Façade Improvements	Business Assistance Program	Bamboo Lane is a privately owned alley that is operated both as the back and front door of many businesses. The proposed design improvements call for eliminating parking, improving the alley to create a pedestrian, retail environment. Support for the proposed improvements has gained. Currently, funding is being sought to construct the sustainable infrastructure improvements and manage the programming of the space.	\$1,500,000
Downtown	Chinatown	Bamboo Plaza	Community Facility	Management of 420 space public parking facility. In connection with the ownership and operation of the parking structure, the Agency pays annual rent for the Air Space Lease, reimbursement to the Parking Manager for annual operating costs, repair and maintenance expenses, security, landscaping, City parking tax, and property damage insurance.	\$3,000,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Chinatown	Chavez Streetscape Project (Chinatown)	Public Improvement	This Transit oriented Corridor project includes the design and installation of pedestrian/transit rider amenities, including bus stop gardens at three intersections, new pedestrian lighting, street trees in a landscaped parkway, and way finding signage. Improvements to the area will provide safe access for pedestrians as well as amenities to make the area more inviting to transit users. Tourists, shoppers and travelers will, in turn, become the eyes and ears of the neighborhood, helping keep the area clean while limiting vandalism.	\$2,300,000
Downtown	Chinatown	Chinatown Artistic Placemaking	Community Facilities and Program	Artists inform the area to create something special in a public setting such as at Alpine Recreation Center, the gateways, plazas, streetscapes. In order to complete this task, street standards need will be agreed upon by City Departments and Design Guidelines approved, setting the stage for improvements. The art adds interest to the 10 best places in Chinatown to visit, extends the time visitors stay in Chinatown, and attracts people to the area.	\$1,500,000
Downtown	Chinatown	Chinatown Metro Apartments	Affordable Housing	Adaptive reuse and redevelopment of now obsolete, vacant office buildings into a 123-unit mixed-use affordable senior housing and community space; Create an active 24-hour neighborhood, reinvigorate a street dominated by vacant graffiti-infested buildings; improved ground-floor facilities and new amenities for transit riders and create jobs.	\$3,600,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Chinatown	Chinatown Station – L.A. River Pedestrian/Transit Linkages Project	Public Improvements	As the dynamics of the area change, there are hurdles to connecting the Los Angeles State Historic Park to Chinatown and the Chinatown residents to the Park and the River. These improvement anticipate streetscape, pedestrian, wifi, and transit improvements that create this important linkage.	\$2,500,000
Downtown	Chinatown	Chinese Cultural Center	Community Facility and Programs	The creation of a center to educate families and individuals on Chinese culture offer from art, language, architecture, and history. This cultural center is estimated to bring 240,000 visitors to Chinatown each year while simultaneously stimulating and promoting local business.	\$2,500,000
Downtown	Chinatown	Downtown LA Alternative Green Modes Pilot Program	Community Facility and Programs	Creating linkages between transit and area businesses and amenities are critical to Chinatown. The program anticipated the development and operation of an alternative transit program that is environmentally and pedestrian friendly that connects the Los Angeles Historic Park and River to Chinatown and assists in the last mile or first mile of transit, encouraging increased transit ridership and one stop parking. MTA Call funded.	\$1,200,000
Downtown	Chinatown	Industrial Business Assistance	Business Assistance	Programs may include an industrial façade improvement program, a business retention program, and a property improvement and building rehabilitation program. Incentives shall be created to encourage industrial and manufacturing businesses to relocate, locate and/or grow in the Project Area	\$750,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Chinatown	Pacific Alliance Medical Center Foundation Housing	Mixed Use	This proposed mixed used project would include both housing for older people as well as family housing. The development would be constructed in two phases. The senior housing will be undertaken in cooperation with the PAMC Foundation, which hopes to provide comfort care as an integral component of the housing services. The proposed development could include 150 units of housing and up to 20,000 sq. ft. of retail.	\$2,500,000
Downtown	Chinatown	Preservation of Housing Affordability	Affordable Housing	Chinatown has a number of affordable housing projects whose affordability covenants are expiring. Thus, over the next 5 year, covenants of up to 50 units need to be extended.	\$500,000
Downtown	Chinatown	Preserve America	Business Assistance	Comprehensive cultural heritage and hospitality training grant project for businesses and community organizations in Chinatown, Little Tokyo, Thai Town, Koreatown, & Historic Filipino Town; Encourage local historic resources through education and heritage programs; leverage historic assets for economic development and community revitalization	\$500,000
Downtown	Chinatown	Residential Rehabilitation Program	Affordable Housing	In early 1980's, the Chinatown Project assisted in the rehabilitation of 246 dwelling units. A Residential Rehabilitation Program will be re-initiated by providing property owners with matching grants to substantially rehab and preserve 50 existing affordable housing units.	\$1,000,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Downtown	Chinatown	Response to Housing Opportunities	Affordable Housing	This program will permit staff to evaluate residential development proposals, provide technical and financial assistance when appropriate, and monitor on-going housing construction activities.	\$12,000,000
Downtown	Chinatown	Restoration of Historic Neon Lighting	Business Assistance	Chinatown was the original center of outdoor neon lighting. Over the years, the lighting had come into disuse. Re-Lighting the three buildings in Central Plaza had a significant positive impact on the businesses, thus relighting and restoring the neon to Chinatown has become a major goal of reinvigorating the commercial district.	\$1,400,000
Downtown	Little Tokyo	Business Incentive Program	Business Assistance	On-going program to provide façade improvement grants for commercial businesses.	\$3,500,000
East Valley	Laurel Canyon	Response to Housing Opportunities	Affordable Housing	Provide funding for up to 50 units of low, very-low and moderate income housing on or in the vicinity of the Laurel Plaza site.	\$3,400,000
East Valley	Laurel Canyon	Victory Boulevard Public Improvements	Public Improvement	Construction of sidewalks, curbs and gutters, landscaping and other improvements along Victory, Laurel Canyon and Burbank boulevards.	\$2,200,000
East Valley	North Hollywood	Burbank Boulevard Public Improvements and Streetscape	Public Improvement	In collaboration with City departments, implement undergrounding of utilities, street widening and streetscape program along Burbank Boulevard between Lankershim and Boulevard and Vineland Avenue	\$3,000,000
East Valley	North Hollywood	Lankershim Historic Train Depot	Community Facility	Provide matching grant to Metro for restoration and rehabilitation of the historic Train Depot and conversion to community uses	\$1,111,300

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
East Valley	North Hollywood	North Hollywood Industrial Land Use Preservation	Public Improvement	Construction of a phased program of public improvements such as sidewalks, curbs and gutters and infrastructure such as sewer, water and lighting in the 72-acre North Hollywood industrial area bounded by Burbank Boulevard, Chandler Boulevard, Riverton Avenue and Vineland Avenue.	\$4,000,000
East Valley	North Hollywood	Response to Housing Opportunities	Affordable Housing	Preserve expiring affordability covenants for 243 affordable units (such as Magnolia Towers, Willow Wood, Denny Place and Elmer Gardens) and fund up to 55 new affordable units in the vicinity of the Red Line Metro Station	\$10,077,300
East Valley	North Hollywood	Sidewalk Remediation	Public Improvement	Repair of up to 30,000 linear feet of sidewalks, curbs, gutters and other related improvements to enhance safety along residential streets in the Project Area.	\$1,000,000
East Valley	Pacoima / Panorama City	CD7 Sidewalks Improvement Project	Public Improvement	Repair or construction of new sidewalks, curb and gutter and other physical improvements along Laurel Canyon Boulevard between Van Nuys Boulevard and Terra Bella Street to move residents safely and efficiently within the Pacoima Community.	\$750,000
East Valley	Pacoima / Panorama City	Commercial Incentive Program	Business Assistance	This program is focused on commercial corridors and will assist to revitalize buildings, which may need help in attracting new tenants and businesses. The program will provide for the refurbishment of existing facades and/or interior improvements within the Pacoima, Sylmar, Sun Valley and Panorama City Communities.	\$900,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
East Valley	Pacoima / Panorama City	Community Art Program	Community Facility	This program includes the solicitation and funding of various public art projects associated with the Pacoima Streetscape improvements and will promote and encourage the retention and recovery of all segments of the arts and recreation as valuable parts of the project area.	\$439,400
East Valley	Pacoima / Panorama City	EDA Grant	Public Improvement	Design and construction of various public improvements along San Fernando Road and Sheldon Street in the Sun Valley Community. Improvements primarily include construction and or repair to crosswalks, street paving, curbs, gutters, ADA accessible ramps, drive approaches, and traffic signal synchronization.	\$4,200,000
East Valley	Pacoima / Panorama City	Foothill Village Housing	Affordable Housing	Ownership: Development of 14- 22 new for-sale detached housing units for families on a 1.22 CRA/LA owned vacant site near Foothill Boulevard and Hubbard Street. Homes will be marketed to first time homebuyers with household incomes up to 120% of the median income.	\$2,500,000
East Valley	Pacoima / Panorama City	Hillside Stabilization Project	Public Improvement	Hillside Stabilization on Osborne Street.	\$1,500,000
East Valley	Pacoima / Panorama City	Old San Fernando Road Public Infrastructure Project	Public Improvement	Widening of old San Fernando Road, between Sayre and Astoria.	\$650,000
East Valley	Pacoima / Panorama City	Panorama City Public Infrastructure Project	Public Improvement	Installation of curbs, gutters, sidewalks and other related infrastructure improvements to enhance public safety and security within the Panorama City Community.	\$5,000,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
East Valley	Pacoima / Panorama City	Panorama City Streetscape	Public Improvement	Design and installation of various streetscape improvements along Van Nuys Boulevard between Parthenia Street and Titus Street. Improvements include crosswalks, pedestrian lighting, parkway and median landscaping, street furniture, sidewalks, and monument signage.	\$5,400,000
East Valley	Pacoima / Panorama City	Panorama Tower	Commercial / Mixed Use	Development and revitalization of vacant 13-story Panorama Tower that was damaged in 1994 Northridge Earthquake	\$10,000,000
East Valley	Pacoima / Panorama City	Preserve Affordable Housing	Affordable Housing	The program will help leverage additional public and private sources to help preserve expiring affordable housing covenants for 71 units (such as Arleta Senior Housing, Laurel Court Apartments, and Mountainback Apartments I) in the redevelopment area.	\$1,000,000
East Valley	Pacoima / Panorama City	Project Area Community Facilities	Community Facility	This effort includes the rehabilitation and development of various properties to support community facilities and programs in the Project Area. This includes, but is not limited to, public libraries, senior centers, youth and training facilities and active open space within the Pacoima, Sylmar and Panorama City Communities.	\$1,500,000
East Valley	Pacoima / Panorama City	Project Area-Wide Industrial Revitalization	Business Assistance	Programs may include an industrial façade improvement program, a business retention program, and a property improvement and building rehabilitation program. Incentives shall be created to encourage industrial and manufacturing businesses to relocate, locate and/or grow in the Project Area including the Pacoima, Sylmar, Sun Valley and Panorama City Communities	\$220,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
East Valley	Pacoima / Panorama City	Public Improvement Program	Public Improvement	The CRA/LA will complement the improvements in commercial and industrial areas by installing public improvements that will enhance public safety and security. These may include sewer replacement, street widening, lighting, storm water flow enhancements, catch basins, and other infrastructure improvements. Targeted commercial and industrial corridors include San Fernando Road, Van Nuys Boulevard, Foothill Boulevard, Sepulveda Boulevard and Branford Street.	\$15,000,000
East Valley	Pacoima / Panorama City	Residential Public Improvement Program	Public Improvement	Series "D" Bond project fund established for constructing public improvements such as new sidewalks, curb and gutter and other physical improvements within project area (20% of Series "D" Bond Issuance funds set aside for residential corridor focus including communities of Sylmar, Pacoima, Arleta, Sun Valley, Panorama City and North Hollywood).	\$4,500,000
East Valley	Pacoima / Panorama City	Response to Development Opportunities	Business Assistance	This program covers CRA/LA staff time for meetings with area stakeholders regarding development plans and opportunities; reviewing financial plans and design alternatives; providing technical, architectural and design assistance; conducting appropriate environmental review; providing technical support to business improvement districts; monitoring of policy issues; and responding to community and developer concerns within the Pacoima, Sylmar, Sun Valley and Panorama City Communities.	\$2,000,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
East Valley	Pacoima / Panorama City	Response to Housing Opportunities	Affordable Housing	This program will provide funding for up to 280 units of very low, low and moderate income housing within the project area (including communities of Sylmar, Pacoima, Arleta, Sun Valley, Panorama City and North Hollywood).	\$22,503,500
East Valley	Pacoima / Panorama City	Rinaldi Sidewalk Construction Project	Public Improvement	Sidewalk construction on Rinaldi, underneath the 5 Freeway	\$100,000
East Valley	Pacoima / Panorama City	San Fernando Mission Boulevard Public Infrastructure Project	Public Improvement	Widening of San Fernando Mission Blvd, between 5 Freeway and Sepulveda.	\$900,000
East Valley	Pacoima / Panorama City	Sun Valley Public Infrastructure Project	Public Improvement	Installation of curbs, gutters, sidewalks and other related infrastructure improvements to enhance public safety and security within the Sun Valley Community.	\$5,000,000
East Valley	Pacoima / Panorama City	Sylmar Streetscape	Public Improvement	Landscaped streetscape and median project located north of Hubbard Avenue to Polk Street and at the intersection of San Fernando Road and Truman Street within the Sylmar Business Improvement District (BID).	\$2,500,000
Eastside	Adelante Eastside	Boyle Heights Neighborhood City Hall	Public Improvement	Rehabilitation of Chicago Building in Boyle Heights to serve as neighborhood resource for city services.	\$2,000,000
Eastside	Adelante Eastside	S curve community recreation area	Public Improvement	Improvements to community recreation area.	\$1,000,000
Eastside	Adelante Eastside	1st Street Streetscape Project	Public Improvement	Streetscape beautification and pedestrian enhancements	\$3,200,000
Hollywood & Central	East Hollywood/Beverly Normandie	Beverly/Normanide Streetscape	Public Improvement	Streetscape improvements	\$250,000
Hollywood & Central	East Hollywood/Beverly Normandie	Business Attraction/Retention	Commercial	Storefront Improvements	\$750,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Hollywood & Central	East Hollywood/Beverly Normandie	Children's Hospital adjacent to 4650 Sunset Blvd.	Public Improvement	Bridge between parking structure and hospital; Installation of traffic signal at dangerous intersection; Parking Lot Seismic Retrofitting	\$2,250,000
Hollywood & Central	East Hollywood/Beverly Normandie	New Fire Station	Public Improvement	Site acquisition for development of new fire station at Hollywood Blvd. and Hillhurst Avenue	\$10,000,000
Hollywood & Central	Pico 1	Business Attraction/Retention	Commercial	Storefront Improvements	\$150,000
Hollywood & Central	Pico 2	Business Attraction/Retention	Commercial	Storefront Improvements	\$850,000
Hollywood & Central	Westlake	6th Street Improvements between Alvarado and Witmer	Public Improvement	Streetscape and facade improvements	\$1,500,000
Hollywood & Central	Westlake	Parkview Theatre Annex	Community Facility	Tenant improvements for conversion of commercial space into a theatre and classroom space on Alvarado Street.	\$750,000
Hollywood & Central	Pico Union 2	Washington Blvd. Streetscape Design	Public Improvement	Design Study for public improvements from I10 to Normandie Avenue	\$100,000
Hollywood & Central	Westlake	Central American Square	Public Improvement	Assist with the construction of the Central American Square at the corner of 8th and Valencia St. The project consists of installing benches, lighting, and other decorative elements	\$100,000
Hollywood & Central	Westlake	MacArthur Park Metro Mixed Use Development - Phase B	Mixed Use	Development of 82 units of housing, 17,310 sq. ft. of retail space with 89 spaces of required residential parking, plus 100 commuter parking spaces and 42 retail parking spaces.	\$1,000,000
Hollywood & Central	Wilshire Center / Koreatown	Francis Avenue Community Garden	Public Improvement	Site improvements at existing community garden located on LADOT property at 2909 Francis Avenue	\$450,000
Hollywood & Central	Wilshire Center / Koreatown	Third and Manhattan Traffic Signal	Public Improvement	Design and installation of new traffic signal at 3rd and Manhattan	\$250,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
South Los Angeles	Broadway Manchester	Community Market Conversion Program	Commercial	Commercial Rehabilitation grants to owner-occupied convenience stores to improve the store and include refrigeration, with a requirement that the store provide fresh produce	\$75,000
South Los Angeles	Crenshaw Slauson	Community Market Conversion Program	Commercial	Commercial Rehabilitation grants to owner-occupied convenience stores to improve the store and include refrigeration, with a requirement that the store provide fresh produce	\$250,000
South Los Angeles	Vermont Manchester	Community Market Conversion Program	Commercial	Commercial Rehabilitation grants to owner-occupied convenience stores to improve the store and include refrigeration, with a requirement that the store provide fresh produce	\$200,000
South Los Angeles	Western Slauson	60th & Western	Industrial	A 2.7 acre vacant site The CRA is currently in escrow to purchase the site. CRA/LA's goal is to attract industrial manufacturing businesses committed to job creation and development.	\$60,000
South Los Angeles	Western Slauson	Western Slauson Industrial Area Improvements	Industrial	77 acre industrial area The CRA focus is on maintaining, supporting, growing, and attracting new manufacturing businesses to this area.	\$1,684,800
West Valley	Reseda/ Canoga Park	Covenant Retention Program	Affordable Housing	Provides identify units in project area with affordability covenants that can be preserved to sustain the availability of affordable housing in the region.	\$700,000
West Valley	Reseda/ Canoga Park	Economic Cluster Analysis	Commercial	Analysis of the "long-term process of building a number of independent microeconomic capabilities and incentives to support more advanced forms of competition" as per the identified economic clusters in the West Valley region.	\$300,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
West Valley	Reseda/ Canoga Park	Economic Development Program	Commercial	The encouragement, support, and funding of comprehensive approaches to community and economic development that emphasizes local initiatives, private sector opportunities, and self sufficiency.	\$4,197,900
West Valley	Reseda/ Canoga Park	Façade Improvements Grants	Business Assistance	Façade improvements through conditional grants for business tenants (Tier 1) and property owners (Tier 2). Program includes architectural services and a financial maintenance incentive during the term of the agreement.	\$3,035,000
West Valley	Reseda/ Canoga Park	Geyser House	Affordable Housing	One (1) six-bed group home for blind and developmentally disabled adults. Located at 8431 Geyser Avenue in Northridge; Sponsor/Developer - Therapeutic Living Centers for the Blind	\$520,000
West Valley	Reseda/ Canoga Park	Industrial Incentive Program	Industrial	Equipment loans for industrial manufacturers	\$500,000
West Valley	Reseda/ Canoga Park	Main Street Canoga Park	Business Assistance	Community Development Corporation formed to implement business, education, economic development and marketing. Boundaries are between DeSoto Ave & Shoup Ave. and between Gault St. & Wyandotte St.	\$138,500
West Valley	Reseda/ Canoga Park	Neighborhood Beautification Program	Affordable Housing	Provide a service to single family home owners and tenants to beautify their homes along highly visible corridors within the project area	\$500,000
West Valley	Reseda/ Canoga Park	Public Infrastructure Program	Public Improvement	The West Valley Public Improvement Program includes, street repair, widening, realignment and replacement; and other pedestrian improvements such as sidewalks, curbs and gutters; installation of storm drains and sewers, undergrounding of utilities, etc. within the Project Area.	\$5,530,000

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
West Valley	Reseda/ Canoga Park	Reseda Auto Dealership Site	Plans & Studies	Environmental Studies, Mixed use affordable housing and retail located at 6619 Reseda Blvd. in Reseda	\$1,000,000
West Valley	Reseda/ Canoga Park	Reseda Town Center	Commercial	Development Opportunity site where CRA/LA owns 2 parcels on the south side of Sherman Way between Etiwanda and Lindley Avenues.	\$2,500,000
West Valley	Reseda/ Canoga Park	Response to Housing Opportunities	Affordable Housing	The replacement and improvement of the community's supply of affordable housing including opportunities for very low, low and moderate income households, multiple family housing and areas with concentrated damage.	\$14,634,300
West Valley	Reseda/ Canoga Park	Security Cameras	Community Facility	Installation of security cameras within the West Valley region	\$350,000
West Valley	Reseda/ Canoga Park	Tenant Improvement Program	Business Assistance	Provides financing assistance to businesses and property owners for interior improvements	\$1,000,000
West Valley	Reseda/ Canoga Park	West Valley Alleys- Canoga Park	Public Improvement	Construction of green alley and other public improvements in the Canoga Park Business District	\$500,000
West Valley	Reseda/ Canoga Park	Winnetka Streetscapes	Public Improvement	Street furniture, light pole painting, and other treatments to beautify the public right of way along Sherman Way between Corbin Ave. and DeSoto Ave. in Winnetka	\$315,000

**ATTACHMENT B**

**RESOLUTIONS**

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA  
MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1 AND 33445 OF THE CALIFORNIA  
REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC  
IMPROVEMENTS IN SUPPORT OF THE BUNKER HILL REDEVELOPMENT PROJECT AREA IS  
OF BENEFIT TO THE BUNKER HILL REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the downtown Los Angeles area pursuant to the adopted Redevelopment Plan for the Bunker Hill Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is the legislative body for the community in which the Bunker Hill Redevelopment Project is located; and

**WHEREAS**, City Council adopted the Bunker Hill Urban Renewal Project on March 31, 1959 by Ordinance No. 113231, subsequently amended on January 12, 1968 by Ordinance No. 135900 and on June 25, 1970 by Ordinance No. 140662, among other amendments authorized by law (referred to collectively as the "Bunker Hill Redevelopment Plan"); and

**WHEREAS**, the Bunker Hill Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the Bunker Hill Redevelopment Project's Five-Year Implementation Plan in that the Areawide Public Improvements, Parcel Y-1 Improvements, and the Broad Museum and Parking Facility, and attendant sidewalks and landscaping, are listed in the Five-Year Implementation Plan as major contributing projects to meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public, infrastructure, open space, and off-site improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, from \$41.5 million of CRA/LA Bunker Hill tax increment funds; and

**WHEREAS**, the City and the CRA/LA have investigated sources of public funds available by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A as a result of the current fiscal condition of the City as evidenced by a substantial budget shortfall in FY11 and the continuing recession affecting the Los Angeles area; and

**WHEREAS**, Sections 33421.1 and 33445 of the California Health and Safety Code provide that the legislative body is to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles has reviewed and considered the facts and information with respect to the public improvements.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY  
RESOLVE AS FOLLOWS:**

The City finds, determines and resolves that:

- 1) The provision of the public improvements listed in Exhibit A in support of the Bunker Hill Redevelopment Project Area is of benefit to the Bunker Hill Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is necessary to effectuate the Redevelopment Plan because of the:
  - a. need for adequate parking for employees, residents, and visitors to destinations within and adjacent to Bunker Hill to support and encourage economic development activities, including retail and cultural tourism; and
  - b. critical nature of the inter-related transportation, transit, and pedestrian circulation systems in Bunker Hill, including the planned Metro Regional Connector light rail station to be located at 2nd and Hope Streets, such that the Public Plaza will serve as a key pedestrian linkage connecting to the Grand Avenue Museum and Parking Facility, Upper Grand Avenue, the rest of Bunker Hill, and surrounding areas; and
  - c. ability to increase tourism and patronage of renowned cultural institutions along the Grand Avenue corridor in Bunker Hill through the attraction of tourism business to the Grand Avenue Museum and Parking Facility and the surrounding neighborhood; and
  - d. provision of public improvements as well as infrastructure and off-site improvements, such as sidewalks, retaining walls, and utility connections, for the Grand Avenue Museum and Parking Facility, which will help to facilitate redevelopment of an underutilized parcel into a cultural facility and parking garage for use by the general public in the Bunker Hill Project area, the surrounding neighborhood and throughout downtown Los Angeles; and
  - e. creation of synergies from overall activities in and around the Grand Avenue Museum and Parking Facility that will make Los Angeles a more desirable place to live, work, and play that will over time increase the property values in the Bunker Hill Redevelopment Project Area and related tax increment and create the necessary demand to develop the remaining vacant land parcels in the Bunker Hill Redevelopment Project.
- 2) The City finds that after pursuing an investigation for funding sources available to the community, the public improvements listed in Exhibit A to facilitate the Bunker Hill Redevelopment Project Area are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the Bunker Hill Redevelopment Plan is available.
- 3) Provision of the public improvements is consistent with the Five-Year Implementation Plan for the Bunker Hill Project Area, adopted by CRA/LA on December 17, 2009, in that the Areawide Public Improvements, Y-1 Improvements, and Broad Art Museum as part of the Grand Avenue Project are listed as objectives and the public improvements associated with the project will help address the remaining redevelopment issues on Bunker Hill that relate to: lack of landscaping, historically depressed property values, and remaining undeveloped land.

ADOPTED BY THE CITY COUNCIL: \_\_\_\_\_

EXHIBIT A

BUNKER HILL REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
Areawide Public Improvements	Various public improvements in the project area, including public art, street tree replacement, and sidewalk repairs.	\$ 1,500,000
Parcel Y-1	Last remaining parcel in California Plaza, to be developed with office, commercial, housing and/or cultural uses.	\$ 5,000,000
Broad Art Museum	Development of 120,000 sf museum and parking facility to house the Broad Collection. Project includes ancillary uses such as storage and conservation areas and offices. Museum endowment to be \$200 million.	\$ 35,000,000
<b>TOTAL</b>		<b>\$ 41,500,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA  
MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1 AND 33445 OF THE CALIFORNIA  
REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC  
IMPROVEMENTS IN SUPPORT OF THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT  
AREA IS OF BENEFIT TO THE CENTRAL INDUSTRIAL REDEVELOPMENT  
PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the downtown Los Angeles area pursuant to the adopted Redevelopment Plans for the Central Industrial Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the Central Industrial Redevelopment Project is located; and

**WHEREAS**, CRA/LA adopted the Central Industrial Redevelopment Project on November 15, 2002 by Ordinance No. 174978; and

**WHEREAS**, the Central Industrial Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the Central Industrial Redevelopment Plan's Five-Year Implementation Plan in that Urban Parks/Greening, Goods Movement Improvements, and Public Infrastructure to support industrial businesses are listed in the Five-Year Implementation Plan as major goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public, infrastructure, open space, and off-site improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, from \$40.5 million of CRA/LA Central Industrial tax increment funds; and

**WHEREAS**, the City has investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A; and

**WHEREAS**, Sections 33421.1 and 33445 of the California Health and Safety Code provide that the CRA/LA and City are to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles has reviewed and considered the facts and information with respect to the public improvements.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES  
HEREBY RESOLVE AS FOLLOWS:**

The City finds, determines and resolves that:

- 1) The provision of the public improvements program listed in Exhibit A in support of the Central Industrial Redevelopment Project Area is of benefit to the Central Industrial Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is necessary to effectuate the Redevelopment Plan because of the:
  - a. need for a modern circulation system which is responsive to the needs of semi-trailer and truck movement and loading operations, and the needs of businesses, employees, residents, and visitors; and
  - b. need for sound housing stock and supportive services for a residential community including artists-in-residence; and
  - c. need for open space, parks, and cultural, recreational and educational facilities for the enjoyment of employees, residents, and visitors; and
  - d. need to establish and maintain a healthy industrial environment which generates and attracts new private investment to increase job opportunities, property values, and tax revenues.
  
- 2) T

he City finds that after pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the Central Industrial Redevelopment Project Area are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the Central Industrial Redevelopment Plan is available.
  
- 3) Provision of the public improvements is consistent with the Five-Year Implementation Plan for the Central Industrial Project Area, adopted by CRA/LA on November 1, 2007, in that Urban Parks/Greening, Goods Movement Improvements, and Public Infrastructure to support industrial businesses are listed as objectives and the public improvements associated with the project will help address the remaining redevelopment issues in Central Industrial that relate to blighting conditions, poor circulation, historically depressed property values, and remaining undeveloped land.

ADOPTED BY THE CITY: \_\_\_\_\_

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1 and 33445 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE EXPENDITURE OF REDEVELOPMENT AGENCY FUNDS FOR PUBLIC IMPROVEMENTS IN THE CHINATOWN REDEVELOPMENT PROJECT AREA IS OF BENEFIT TO THE CHINATOWN REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the downtown Los Angeles area pursuant to the adopted Redevelopment Plans for the Chinatown Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is the legislative body for the community in which the Chinatown Project is located; and

**WHEREAS**, City Council adopted the Chinatown Redevelopment Project Area on January 23, 1980 by Ordinance No. 153365, subsequently amended on September 26, 2001, by Ordinance No. 174254 (referred to collectively as the "Chinatown Redevelopment Plan"); and

**WHEREAS**, the Chinatown Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the Chinatown Redevelopment Project's FY2010 – FY 2014 Five-Year Implementation Plan in that the improvements to streetscape will assist in the movement and attraction of people visiting and living in Chinatown; and

**WHEREAS**, the creation of a stairway that bridges the residential neighborhood to the civic and commercial neighborhood, is listed in the Five-Year Implementation Plan as major contributing project to meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the acquisition and development of public open space will assist in eliminating blight by utilizing vacant substandard hillside lots and increasing public and community facilities available to Chinatown Project Area residents. Blight conditions in the surrounding neighborhood include vacant and substandard lots and commercial buildings, lack of private investment and prevalent graffiti. In addition, there is evidence of illegal dumping on the proposed park site. The proposed redevelopment of the Yale Street sites into a park would provide improvements which would encourage revitalization of adjacent commercial and residential properties and would bring visitors to area, providing "eyes on the street" to help prevent criminal activity; and

**WHEREAS**, the CRA/LA intends to design and install pedestrian/transit rider amenities, including bus stop gardens at three intersections, new pedestrian lighting, street trees in a landscaped parkway, and way finding signage in the Chavez Avenue Streetscape Project; and

**WHEREAS**, the CRA/LA intends to design and install pedestrian improvements, including streetscape improvements, pedestrian paths, lighting, and way finding signage between the Los Angeles State Historic Park, Los Angeles River and the Project Area; and

**WHEREAS**, the CRA/LA has committed to fund the above pedestrian linkages and park at Ord/Yale streets; and

**WHEREAS**, the City and CRA/LA have investigated various funding potential funding sources and have determined that very few sources of funding for capital improvements exist for parks, recreational space, and public improvements. One source designed to fund capital improvements, QUIMBY fees, are not available in a sufficient amount to fund this entire project because the Chinatown Project Area does not generate market rate housing development, which is the primary source of the fees. Another potential source of funds for park improvements, the City's Proposition K program, is a competitive program where funding cycles are not timely and extremely limited funding remains in the category where this project may be eligible. Finally, due to the economic slowdown, no additional general fund dollars are likely to be available to make the proposed improvements to the Park and Infrastructure; thus there are no other reasonable funding sources available to the community to contribute to the cost of the public improvements listed in Exhibit A; and

**WHEREAS**, Sections 33421.1 and 33445 of the California Health and Safety Code provide that the City is to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, celebrating Chinatown as a Cultural Capital by illuminating its special features, history, language, and culture through the arts provides an economic stimulus to the local businesses as well as helps improve the aging infrastructure. Blight conditions in the Project Area, noted at time of adoption, specifically focused on the aging infrastructure, dilapidated appearance of the area and sagging retail sales, the proposed artist designed public improvements addresses these blighting influences and encourages the revitalization of the adjacent properties; and

**WHEREAS**, Section 400 of the Redevelopment Plan calls for "enhancement of the varied and distinctive character of the community and to promote the development of the community as a cultural center" and "to expand open spaces for recreational uses, and to promote the preservation of views, natural character and topography of the community for the enjoyment of both local residents and persons throughout the Los Angeles region"; and

**WHEREAS**, Section 517 of the Redevelopment Plan authorized the CRA/LA to install and construct or cause to be constructed, public improvements and facilities including parks and linkages; and

**WHEREAS**, Section (III)(A, C) of the Five-Year Implementation Plan for the Project Area calls for the creation of the Chinese Cultural District including public improvement program that among other things "educate individuals on all Chinese culture my offer", and for the CRA/LA to provide funding for public improvements including creation of landscaped gardens; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts and information with respect to the public improvements.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:

The City finds, determines and resolves that:

- 1) The provision of \$16,300,000 as listed in Exhibit A in development of the Ord/Yale Pedestrian Linkages, the Chinatown Cultural Capital Implementation Plan, Chinatown

Station – L.A. River Pedestrian/Transit Linkages Project, and Chavez Streetscape Project in the Chinatown Redevelopment Project Area is of benefit to the Chinatown Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is necessary to effectuate the Redevelopment Plan because of the:

- a. need for adequate open space and parks for employees, residents, and visitors to destinations within and adjacent to Chinatown to support and encourage economic development activities, including retail and cultural tourism; and
  - b. ability to increase tourism and patronage of renowned cultural institutions along the institutional areas in Chinatown through the attraction of tourism business to the Linkages and Park and the surrounding neighborhood; and
  - c. need for parks and linkages and related improvements that would provide nearby residents with new active and passive recreational opportunities, encourage redevelopment of adjacent and nearby commercial properties, and raise property values for adjacent and nearby properties.
- 2) The City finds that after pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the Chinatown Project are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the Chinatown Redevelopment Plan is available.
- 3) The development of the Ord/Yale Street property as public open space and installation of artist designed staircase, Ting (pergola), park, traffic slowing features, streetscapes and park public improvements are consistent with the Redevelopment Plan and the Five-Year Implementation Plan for the Chinatown Project Area, adopted by CRA/LA on August 5, 2010 (Resolution No. 7511), in that the Ord/Yale Linkages and Park Project is listed as an objective and the public improvements associated with the project will help address the remaining redevelopment issues in Chinatown that relate to: lack of landscaping, historically depressed property values, and remaining undeveloped land.

ADOPTED BY THE CITY COUNCIL: \_\_\_\_\_

EXHIBIT A

CHINATOWN REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
Ord/Yale Pedestrian Linkages	Creation of stairway park that links residential community to the civic community.	\$ 8,800,000
Chinatown Cultural Capital Implementation Plan	Various public improvements related to making Chinatown a world-class capital, including historic and cultural education, art exhibitions, and public events.	\$2,700,000
Chavez Streetscape Project	Design and installation of pedestrian/transit rider amenities, including bus stop gardens at three intersections, new pedestrian lighting, street trees in a landscaped parkway, and way finding signage.	\$ 2,300,000
Chinatown Station – L.A. River Pedestrian/Transit Linkages Project	Public improvements to enhance the connection between the Los Angeles State Historic Park, Los Angeles River and Chinatown.	\$ 2,500,000
<b>TOTAL:</b>		<b>\$ 16,300,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1 AND 33445 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC IMPROVEMENTS IN SUPPORT OF THE PROPOSED OLYMPIC GRAND LINEAR PARK, VENICE HOPE HOUSING PROJECT, BRINGING BACK BROADWAY INITIATIVE, AND THE DOWNTOWN STREETCAR PROJECT IN THE CITY CENTER REDEVELOPMENT PROJECT AREA IS OF BENEFIT TO THE CITY CENTER REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the downtown Los Angeles area pursuant to the adopted Redevelopment Plans for the City Center Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the Olympic Grand Linear Park, Venice Hope Housing Project, Bringing Back Broadway initiative, and the Downtown Streetcar project are located; and

**WHEREAS**, CRA/LA adopted the City Center Redevelopment Project on May 15, 2002 by Ordinance No. 174593 (the "City Center Redevelopment Plan"); and

**WHEREAS**, the City Center Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the City Center Redevelopment Project's Five-Year Implementation Plan in that the Olympic Grand Linear Park, Venice Hope Housing Project, Bringing Back Broadway initiative, and the Downtown Streetcar project are listed in the Five-Year Implementation Plan as major contributing projects to meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public, infrastructure, open space, and off-site improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, from \$19.5 million of CRA/LA City Center tax increment funds; and

**WHEREAS**, the City has investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A given the continuing impacts of the economic recession on City revenues as evidenced by the FY11 City deficit in excess of \$300 million; and

**WHEREAS**, Sections 33421.1 and 33445 of the California Health and Safety Code provide that the CRA/LA and City are to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles has reviewed and considered the facts and information with respect to the public improvements.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:

The City finds, determines and resolves that:

- 1) The provision of the public improvements listed in Exhibit A in support of the Olympic Grand Linear Park, Venice Hope Housing Project, Bringing Back Broadway initiative, and the Downtown Streetcar project in the City Center Redevelopment Project Area is of benefit to the City Center Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is necessary to effectuate the Redevelopment Plan because of the:
  - a. need for an integrated transportation, transit and pedestrian circulation systems in City Center which will reduce traffic congestion, encourage pedestrian activity and transit usage, and foster sustainability; and
  - b. ability to organize growth and change, to reinforce viable functions, and to facilitate the redevelopment, renewal or rehabilitation of deteriorated or underutilized areas; and
  - c. need to achieve excellence in design, based on how the Central City is to be used by people, giving emphasis to parks, green spaces, street trees, and places designed for walking and sitting; and
  - d. ability to revitalize historic districts, facilitate the preservation of key landmarks that highlight the City's history and unique character, provide a full range of around-the-clock activities and uses, and support the restoration and activation of the historic Broadway theaters; and
  - e. provision of infrastructure and facilities necessary to support high and medium density housing close to employment and available to all ethnic and social groups, and to develop an appropriate share of the City's low and moderate income housing; and
  - f. need to support and encourage the development of housing and social services for senior citizens, including facilities for medical and emergency care; and
  - g. creation of synergies from overall activities in and around the Downtown area that will make Los Angeles a more desirable place to live, work, and play which over time will generate the necessary demand to develop the remaining vacant land parcels and infill sites in the City Center Redevelopment Project.
- 2) After pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the Olympic Grand Linear Park, Venice Hope Housing Project, Bringing Back Broadway initiative, and the Downtown Streetcar project are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the City Center Redevelopment Plan is available.
- 3) Provision of the public improvements is consistent with the Five-Year Implementation Plan for the City Center Project Area, adopted by CRA/LA on November 1, 2007, in that the Olympic Grand Linear Park, Venice Hope Housing Project, Bringing Back Broadway initiative, and the Downtown Streetcar project are listed as objectives and the public improvements associated with the projects will help address the remaining

redevelopment issues on City Center that relate to: lack of landscaping, historically depressed property values, and remaining undeveloped land.

- 4) Each of the public bodies may adopt this Resolution and make its findings at separate meetings and when adopted by all four public bodies shall constitute the resolution and findings of the City.

ADOPTED BY THE CITY: \_\_\_\_\_

EXHIBIT A

CITY CENTER REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
Olympic Grand Linear Park	Develop park project in South Park	\$ 1,500,000
Venice Hope Housing Project	Develop senior housing and outpatient services, including public improvements in the surrounding area.	\$ 3,000,000
Bringing Back Broadway	Public-private partnership and 10-year plan to revitalize the historic Broadway corridor between 2 <sup>nd</sup> Street and Olympic Boulevard. Includes urban planning and design, transportation modes, and parking.	\$ 5,000,000
Downtown Streetcar	Public/private partnership to create a streetcar connecting the Broadway Corridor to LA Live and the Grand Avenue Project.	\$10,000,000
<b>TOTAL</b>		<b>\$19,500,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1 AND 33445 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC IMPROVEMENTS IN SUPPORT OF THE PROPOSED VARIOUS CD9 PUBLIC IMPROVEMENT PROJECTS IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA ARE OF BENEFIT TO THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the South Los Angeles area pursuant to the adopted Redevelopment Plan for the Council District Nine Corridors South of the Santa Monica Freeway Recovery Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the CD9 Public Improvement Projects are located; and

**WHEREAS**, CRA/LA adopted the Council District Nine Corridors Project Area on December 13, 1995 by Ordinance No. 170.807, subsequently amended on October 31, 2003 by Ordinance No. 175611 (referred to collectively as the "CD9 Redevelopment Plan"); and

**WHEREAS**, the CD9 Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the CD9 Redevelopment Projects' Five-Year Implementation Plan in that the CD9 Public Improvement Projects are listed in the Five-Year Implementation Plan as major contributing projects meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public, infrastructure, open space, and off-site improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, from \$68.9 million of CRA/LA CD9 tax increment funds; and

**WHEREAS**, the City has investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A for reasons including the continuing impact of the economic recession and the related reduction in City revenues which have resulted in a financial deficit for which the City Council has declared a fiscal emergency; and

**WHEREAS**, Sections 33421.1 and 33445 of the California Health and Safety Code provide that the CRA/LA and City are to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles has reviewed and considered the facts and information with respect to the public improvements.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:

The City finds, determines and resolves that:

- 1) The provision of the public improvements listed in Exhibit A in support of the various CD9 Public Improvement Projects in the CD9 Redevelopment Project Area is of benefit to the CD9 Redevelopment Project Area in that they will assist in eliminating one or more blighting conditions and are necessary to effectuate the following objectives of the Redevelopment Plan:
  - a. Job retention and generation by supporting existing employers and attracting new employers; and
  - b. Business expansion and creation of new businesses through public and private funding and business development activities; and
  - c. Industrial area stabilization and expansion by appropriate development incentives; and
  - d. Consumer retail shopping and entertainment outlets in the community as a result of funding and suitable commercial development sites; and
  - e. Housing for all income levels to be provided along with the preservation of existing single family housing stock; and
  - f. Job training and educational programs to be expanded and partnerships formed with regional institutions and resources; and
  - g. The cultural heritage of the area to be preserved and promoted; and
  - h. Improved transportation services through planning and implementation; and
  - i. City services to be increased through planning and implementation including but not limited to: public infrastructure repair, replacement and maintenance; development and enforcement of urban design standards; enforcement of environmental standards and clean up; and
  - j. Community facilities to be maintained and expanded e.g. parks, libraries, senior and youth centers, etc.; and
  - k. Marketing and promotion of the areas attributes and desirability.
- 2) The City finds that after pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the CD9 Public Improvement Projects are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the CD9 Redevelopment Plan are available.
- 3) Provision of the public improvements are consistent with the Five-Year Implementation Plan for the CD9 Project Area, adopted by CRA/LA on December 16, 2010, in that the CD9 Public Improvement Project are listed as objectives and the public improvements associated with the project will help address the remaining redevelopment issues and contribute to the elimination of blighting conditions in CD9 that relate to: deferred maintenance of the area's infrastructure, significant brownfields contamination, poor circulation and roadways, a lack of coherence in neighborhoods due to the prevalence of

incompatible uses, unsafe or unhealthy buildings, factors that prevent or hinder the economically viable use of buildings or lots, incompatibility of adjacent or nearby uses, irregularly formed, shaped and inadequate sized lots under multiple ownership, depreciated or stagnant property values, abnormally high numbers of vacant lots and buildings, lack of necessary commercial facilities, residential overcrowding, an excess of bars, liquor stores, or other businesses that cater exclusively to adults, and a high crime rate

ADOPTED BY THE CITY: \_\_\_\_\_

EXHIBIT A

COUNCIL DISTRICT 9 CORRIDORS REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
Nevin Elementary Pocket Park	Acquisition and development of a pocket park on an industrial property adjacent to a public elementary school. Majority of funds will be provided through a Proposition 84 grant from the State of California.	\$ 150,000
Ralph Bunche House	Rehabilitation of the historic Ralph Bunch House and public improvements to the surrounding area.	\$ 250,000
Avalon Green Alleys	CRA/LA is working with the Trust for Public Land (TPL) to formulate an innovative plan to create pedestrian friendly and park-like improvements to alleys in southeast Los Angeles.	\$ 500,000
Slauson Avenue Goods Movement	Design and construct street improvements along Slauson Avenue at key intersections from the 110 Freeway to Alameda Street in order to improve the flow of commerce to and from the surrounding industrial areas, to the Port of Los Angeles, LAX and Downtown Los Angeles. The improvements will also increase mobility for bus, car and pedestrian traffic. Improvements include new signage for truck routes, pothole repair, additional turn lanes, streetscape and sidewalk improvements, new bus shelters, improve crosswalks at intersections and increased lighting.	\$ 500,000
Alameda Corridor Expansion and Rehabilitation	Invest in public infrastructure and strategic partnerships with private investment in order to assist in development of new businesses and expanding existing businesses.	\$ 2,500,000

Washington Boulevard Streetscape	Implementation of a community-driven master streetscape plan for Washington Boulevard between Figueroa Street on the west and Alameda Street on the east.	\$ 2,800,000
Central Avenue Jazz Park	Redesign and expansion of existing Central Avenue Jazz Park, located at 42 <sup>nd</sup> Street and Central Avenue.	\$ 2,900,000
Clean and Safe Program	Clean up graffiti and sidewalk cleaning along Central Avenue, Vermont Avenue and Washington Boulevard. Includes bulky item pick-up throughout project area.	\$ 3,000,000
Paul R. Williams Center	Rehabilitation of the historic Angelus Funeral Home. Includes public improvements to the surrounding area.	\$ 3,000,000
Goodyear Tract Improvements	Investment in infrastructure to enhance goods movement in and around the industrial tract and road improvements to address flooding and other barriers to development.	\$ 4,000,000
Central Avenue Streetscape	Master streetscape improvement plan to improve walkability, connect the community, and incentivize redevelopment of vacant and underutilized properties along Central Avenue between Washington Boulevard and Slauson Avenue.	\$ 8,000,000
Vermont Median Park	Reconfiguration of 1.5 miles of Vermont Avenue between Gage Avenue and Manchester Boulevard to create a 60-foot wide linear park in the median. This project will provide 14-acres of usable park space in one of the most park-poor areas in the City of Los Angeles.	\$ 9,000,000
Central Avenue Streetscape and Utility Underground	Implementation of master streetscape plan for Central Avenue between Washington Boulevard on the north and Slauson Avenue on the south.	\$15,300,000

Slauson Wall Project	Environmental remediation and development of a public park, affordable housing and an institutional/community use on a 7-acre industrial property, acquired by CRA/LA in 2010.	\$17,000,000
<b>TOTAL:</b>		<b>\$ 68,900,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1 AND 33445 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC IMPROVEMENTS IN SUPPORT OF THE LITTLE TOKYO REDEVELOPMENT PROJECT AREA IS OF BENEFIT TO THE LITTLE TOKYO REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the downtown Los Angeles area pursuant to the adopted Redevelopment Plans for the Little Tokyo Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the Little Tokyo Project Area is located; and

**WHEREAS**, CRA/LA adopted the Little Tokyo Redevelopment Project on February 24, 1970 Ordinance No. 140069, subsequently amended on December 17, 1986 by Ordinance 161871, December 20, 1994 by Ordinance 170200, December 7, 1999 by Ordinance 170949, October 31, 2003 by Ordinance 175607, and December 19, 2006 by Ordinance 178171 (referred to collectively as the "Little Tokyo Redevelopment Plan"); and

**WHEREAS**, the Little Tokyo Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the Little Tokyo Redevelopment Project's Five-Year Implementation Plan in that the design, installation and other development activities as parts of the First Street Historic District improvements, Regional Connector Station improvements, Central Avenue Art Park, area-wide public improvements, and Third Street improvements are listed in the Five-Year Implementation Plan as major contributing projects to meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public, infrastructure, open space, and off-site improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, from \$6.05 million of CRA/LA Little Tokyo tax increment funds; and

**WHEREAS**, the City has investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A; and

**WHEREAS**, Sections 33421.1 and 33445 of the California Health and Safety Code provide that the CRA/LA and City are to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles has reviewed and considered the facts and information with respect to the public improvements.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:

The City finds, determines and resolves that:

- 1) The provision of the public improvements listed in Exhibit A in support of the Little Tokyo Redevelopment Project Area is of benefit to the Little Tokyo Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is necessary to effectuate the Redevelopment Plan because of the:
  - a. ability to increase cultural tourism, local and regional patronage, and economic development of Little Tokyo by preserving and enhancing historic properties along the First Street corridor in Little Tokyo; and
  - b. critical nature of the inter-related transportation, transit, and pedestrian circulation systems in Little Tokyo, including the planned Metro Regional Connector light rail station to be located at 1<sup>st</sup> and Alameda Streets, in a manner that maximizes pedestrian access, development opportunities of adjacent and surrounding properties, and minimizes commute times; and
  - c. critical need for community-based park, open space, arts-related spaces, potential public parking and linkage to the planned Metro Regional Connector light rail station located at 1<sup>st</sup> and Alameda Streets in the parks-poor and resident-increasing Little Tokyo community ; and
  - d. provision of various public and infrastructure improvements, featuring sustainable elements, such as crosswalks, lighting, landscaping, street furniture, fitness elements, gateway markers, and information/way-finding signage for the cultural preservation and identification of Little Tokyo area-wide, as well as along Third Street.
- 2) The City finds that after pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the Little Tokyo Project are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the Little Tokyo Redevelopment Plan is available.
- 3) Provision of the public improvements is consistent with the Five-Year Implementation Plan for the Little Tokyo Project Area, adopted by CRA/LA on February 24, 1970, in that the Little Tokyo Project is listed as an objective and the public improvements associated with the project will help address the remaining redevelopment issues in Little Tokyo that relate to lack of open space, landscaping and historically depressed property values.
- 4) Each of the public bodies may adopt this Resolution and make its findings at separate meetings and when adopted by all four public bodies shall constitute the resolution and findings of the City.

ADOPTED BY THE CITY: \_\_\_\_\_

EXHIBIT A

LITTLE TOKYO REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
First Street Historic District	Various projects to support preservation and historic properties along First Street. Includes public improvements to the surrounding businesses.	\$ 250,000
Regional Connector	Collaboration with MTA on the site and design of the Regional Connector Station serving Little Tokyo in a manner that maximizes pedestrian access, development opportunities and minimizes commute times.	\$ 300,000
Central Avenue Art Park	Development of community based park, open space, arts related spaces, potential public parking and linkage to Little Tokyo Gold Line Station.	\$ 1,000,000
Area wide Public Improvements	Design and installation of various public improvements and sustainable features project-wide. Improvements include crosswalks, lighting, landscaping, street furniture, fitness elements, gateway markers, and information and way-finding signage.	\$ 1,500,000
Third Street Public Improvements	Design and installation of various public improvements and sustainable features along 3rd Street between Alameda and Los Angeles. Improvements include crosswalks, lighting, landscaping, street furniture, fitness elements, gateway markers, and information and way-finding signage.	\$ 3,000,000
<b>TOTAL</b>		<b>\$ 6,050,000</b>

ATTACHMENT B

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES MAKING FINDINGS AS REQUIRED BY SECTION 33445 OF THE CALIFORNIA HEALTH AND SAFETY CODE AUTHORIZING THE USE OF REDEVELOPMENT FUNDS TO PAY FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AND LANDSCAPING IMPROVEMENTS IN THE LAUREL CANYON COMMERCIAL CORRIDOR REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the Laurel Canyon Commercial Corridor Redevelopment Project is located; and

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the Laurel Canyon Commercial Corridor Redevelopment Project Area ("Project Area"); and

**WHEREAS**, the Amended and Restated Redevelopment Plan for the Laurel Canyon Commercial Corridor Redevelopment Project Area was adopted by the Los Angeles City Council on May 5, 2009, by Ordinance No. 180695 for the purpose of eliminating blight in the Project Area; and

**WHEREAS**, the Redevelopment Plan provides that among its objectives are the following: "The improvement of the quality of life and the environment, and the promotion and preservation of a positive image and safe environment for the community", "The achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of this Plan", and "The repair and amelioration of the vehicular circulation systems; water, and storm drain systems; off-street parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the Project Area's redevelopment"; and

**WHEREAS**, Section 406.2 of the Redevelopment Plan authorizes the CRA/LA to install and construct, or cause to be installed and constructed, the public improvements necessary to carry out the Redevelopment Plan; and

**WHEREAS**, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted a Five Year Implementation Plan for the Project Area on May 5, 2009 ("Implementation Plan"); and

**WHEREAS**, the Implementation Plan provides that CRA/LA will install Public Improvements on Victory Boulevard, Laurel Canyon Boulevard, Erwin Street, Burbank Boulevard and all other major commercial corridors in the Project Area; and

**WHEREAS**, CRA/LA wishes to improve the Project Area by paying for the installation of various street and landscaping improvements listed in Exhibit A, which are publicly owned in the Project Area (the "Public Improvements"); and

**WHEREAS**, the construction of the Public Improvements will help to eliminate conditions of blight in the Project Area by replacing deteriorated public infrastructure and enhancing the viability of the residential and commercial uses in the Project Area; and

**WHEREAS**, the total cost for construction of the Public Improvements will not exceed \$2.2 million; and

**WHEREAS**, the City of Los Angeles is unable to finance the cost of the Public Improvements because the City faces a deficit for the 2011 fiscal year and the City Council has determined that a fiscal emergency exists in the City of Los Angeles; and

**WHEREAS**, CRA/LA staff have used reasonable efforts to identify other means to finance the Public Improvements but have not been able to identify other public or private funding sources available to pay for the Public Improvements; and

**WHEREAS**, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area; (2) that no other reasonable means of financing the publicly owned improvements are available to the community; and (3) that the payment of funds for the publicly owned improvements is consistent with the Implementation Plan adopted pursuant to Section 33490; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts, information and testimony presented to them with respect to the Public Improvements, including but not limited to the Board Memorandum dated December 7, 2010, which is incorporated herein by this reference, and do hereby base their consent and findings upon those facts.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

1. The installation of the proposed project area-wide Public Improvements are of benefit to the Laurel Canyon Commercial Corridor Redevelopment Project Area by helping to eliminate blight within the Project Area.
2. No other reasonable means of financing the acquisition of the land or installation or construction of the Public Improvements are available to the community.
3. The payment of funds for the cost of the Public Improvements is consistent with the Laurel Canyon Commercial Corridor Implementation Plan.

**ADOPTED BY THE CITY COUNCIL:** \_\_\_\_\_

EXHIBIT A

Victory Boulevard Public Improvements	\$150,000
Project-Area Wide Public Improvements	\$2,050,000
<b>TOTAL</b>	<b>\$2,200,000</b>

ATTACHMENT B

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES MAKING FINDINGS AS REQUIRED BY SECTION 33445 OF THE CALIFORNIA HEALTH AND SAFETY CODE AUTHORIZING THE USE OF REDEVELOPMENT FUNDS TO PAY FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the North Hollywood Redevelopment Project is located; and

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the North Hollywood Redevelopment Project Area ("Project Area"); and

**WHEREAS**, the Redevelopment Plan for the North Hollywood Redevelopment Project Area was first adopted by the Los Angeles City Council on February 21 1979, by Ordinance No. 152030 for the purpose of eliminating blight in the Project Area; and

**WHEREAS**, the Redevelopment Plan provides the following among its objectives: "To encourage the development of an industrial environment which positively relates to adjacent land uses", "The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Area in accordance with the Redevelopment Plan and the Annual Work Program, and the Community Plan", "To Provide a basis for the location and programming of public service facilities and utilities including, but not limited to, libraries, senior citizen centers, child care facilities, youth centers, parks and recreation facilities, street lighting and to coordinate the phasing of public facilities with private development"; and

**WHEREAS**, Section 501 of the Redevelopment Plan authorizes the CRA/LA to install, construct, or reconstruct streets, utilities, open spaces and other public improvements; and

**WHEREAS**, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted a Five Year Implementation Plan for the Project Area on June 17, 2010 ("Implementation Plan"); and

**WHEREAS**, Sections III.B and III.E of the Implementation Plan provide that CRA/LA will install Public Improvements and infrastructure within the Project Area; and

**WHEREAS**, CRA/LA wishes to improve the Project Area by paying for the construction and re-construction of public improvements in the Project Area as listed in Exhibit A, which are publicly owned in the Project Area (the "Public Improvements"); and

**WHEREAS**, the construction of the Public Improvements will help to eliminate conditions of blight in the Project Area by replacing deteriorated public infrastructure and constructing currently non-existing infrastructure, thereby enhancing the viability of industrial and other land uses in the Project Area; and

**WHEREAS**, the total cost for construction of the Public Improvements will not exceed \$8,000,000; and

**WHEREAS**, the City of Los Angeles is unable to finance the cost of the Public Improvements because the City faces a deficit for the 2011 fiscal year and the City Council has determined that a fiscal emergency exists in the City of Los Angeles; and

**WHEREAS**, CRA/LA staff have used reasonable efforts to identify other means to finance the Public Improvements but have not been able to identify other public or private funding sources available to pay for the Public Improvements; and

**WHEREAS**, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area; (2) that no other reasonable means of financing the publicly owned improvements are available to the community; and (3) that the payment of funds for the publicly owned improvements is consistent with the Implementation Plan adopted pursuant to Section 33490; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts, information and testimony presented to them with respect to the Public Improvements, including but not limited to the Board Memorandum dated January 14, 2011 which is incorporated herein by this reference, and do hereby base their consent and findings upon those facts.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

1. The installation of the North Hollywood Public Improvements are of benefit to the North Hollywood Redevelopment Project Area by helping to eliminate blight within the Project Area.
2. No other reasonable means of financing the acquisition of the land or installation or construction of the Public Improvements are available to the community.
3. The payment of funds for the cost of the Public Improvements is consistent with the North Hollywood Implementation Plan.

**ADOPTED BY THE CITY COUNCIL:** \_\_\_\_\_

EXHIBIT A

North Hollywood Industrial Area Public Improvements	\$4,000,000
Burbank Boulevard Public Improvements	\$3,000,000
Sidewalk Remediation	\$1,000,000
<b>TOTAL</b>	<b>\$8,000,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE LOS ANGELES CITY COUNCIL MAKING FINDINGS AS REQUIRED BY SECTION 33445 and 33421.1 OF THE HEALTH AND SAFETY CODE AUTHORIZING THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES ("CRA/LA") TO PAY FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT SEVEN.**

**WHEREAS**, the City of Los Angeles ("City") is the legislative body for the communities in which the Earthquake Disaster Assistance Project for Portions of Council District 7 is located; and

**WHEREAS**, the Redevelopment Plan for the Earthquake Disaster Assistance Project for Portions of Council District 7 was adopted by the Los Angeles City Council on November 29, 1994, by Ordinance No. 170156; and

**WHEREAS**, Section 406.2 of the Redevelopment Plan authorizes the CRA/LA to install and construct, or cause to be installed and constructed, the public improvements necessary to carry out the Redevelopment Plan, including but not limited to paving of streets, other street improvements, curbs, gutters, sidewalks, streetlights, medians, electrical, natural gas, telephone and water distribution systems, sewers, storm drains, traffic signals and synchronization, parks and park facilities, lighting, plazas, landscaped areas, street furnishings, bicycle and pedestrian facilities, transportation control measures and circulation improvements, and

**WHEREAS**, the CRA/LA Board of Commissioners adopted a Five Year Implementation Plan ("Implementation Plan") for the Earthquake Disaster Assistance Project for Portions of Council District 7 ("Project Area") on December 17, 2009; and

**WHEREAS**, the Implementation Plan specifically sets forth a number of goals including, but not limited to, providing financial assistance to fund public improvements. By way of example, Goal 4 provides for the achievement of an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Plan; Goal 9 provides for the repair or amelioration of the vehicular circulation systems; water, sewer and storm drainage systems; off-street parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the recovery of the Project Area; and,

**WHEREAS**, the public improvements are located within the Project Area; and

**WHEREAS**, the total construction cost of the public improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, is \$46.25 million to be paid for from Project Area funds; and

**WHEREAS**, the City has insufficient funds available to pay for the construction of the public improvements; and

**WHEREAS**, the City of Los Angeles will face a budget gap estimated to be approximately \$318.5 million in Fiscal Year 2011-12 with potentially larger gaps occurring in subsequent

years. The City is addressing the current City budget shortfall by both reducing the fund allocation for public infrastructure and delaying the implementation of public infrastructure projects. The City does not have additional funds to either authorize or appropriate General Funds or grant funds for these types of public improvements; and,

**WHEREAS**, the CRA/LA has sufficient monies to fund the Public Improvements from the CRA/LA Funds; and

**WHEREAS**, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements are publicly owned and of benefit to the project area by helping to eliminate blight within the project area, (2) that no other reasonable means of financing the improvements are available to the community, and (3) that the payment of funds for the public improvements is consistent with the implementation plan adopted for the project area; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts and information with respect to the Public Improvements and do hereby base their consent and findings upon those facts.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

Finding 1: 33445(a) (1) *The improvements are publicly owned and of benefit to the project area by helping to eliminate blight within the project area.* The Public Improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, are within the City's right-of-way and are publicly owned. These improvements will take place within the Project Area and will eliminate blight by repairing and/or ameliorating the vehicular circulation systems; water, sewer and storm drainage systems; off street parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the recovery of the Project area.

Finding 2: 33445(a) (2) *No other reasonable means of financing the improvements are available to the community.* The City will face a budget gap of \$318.5 million in Fiscal Year 2011-12 with potentially larger gaps occurring in subsequent years. The City is addressing the current City budget shortfall by both reducing the fund allocation for public infrastructure and delaying the implementation of public infrastructure projects. The City does not have additional funds to either authorize or appropriate General Funds or grant funds for these types of public improvements and the CRA/LA Funds are the only reasonable means of financing the public improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference.

Finding 3: 33445(a) (3) *The payment of funds for the public improvements is consistent with the Five Year Implementation Plan adopted for the project area.* The financing of the public improvements listed in Exhibit A, is consistent with the goals set forth in the Five Year Implementation Plan through the repair or amelioration of the vehicular circulation systems; water, sewer and storm drainage systems; off-street

parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the recovery of the Project Area (e.g., replacing antiquated, unsafe and/or non-existing landscape, curbs, sidewalks, gutters, unsafe and inadequate public utilities and facilities).

**ADOPTED BY THE CITY COUNCIL:** \_\_\_\_\_

Exhibit A

Public Improvement Program	\$15,000,000
EDA Grant	\$4,200,000
Panorama City Streetscape	\$5,400,000
Residential Public Improvement Program	\$4,500,000
CD7 Sidewalks Improvement Project	\$750,000
Pacoima Streetscape Improvement Project	\$750,000
Sylmar Streetscape	\$2,500,000
Sun Valley Public Infrastructure Project	\$5,000,000
Panorama City Public Infrastructure Project	\$5,000,000
San Fernando Mission Boulevard Public Infrastructure Project	\$900,000
Old San Fernando Road Public Infrastructure Project	\$650,000
Hillside Stabilization Project	\$1,500,000
Rinaldi Sidewalk Construction Project	\$100,000
<b>Total</b>	<b>\$46,250,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES MAKING THE FINDINGS REQUIRED BY SECTION 33445 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC IMPROVEMENTS IN SUPPORT OF THE PROPOSED BIOMED FOCUS AREA, FIRST AND BOYLE, BOYLE HEIGHTS NEIGHBORHOOD CITY HALL, S CURVE PUBLIC IMPROVEMENTS, AND CESAR CHAVEZ STREETScape AND UTILITIES UNDERGROUNDING PROJECTS IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA ARE OF BENEFIT TO THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the commercial and industrial areas of Boyle Heights, and for a southern portion of El Sereno pursuant to the adopted Redevelopment Plan for the Adelante Eastside Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is the legislative body for the community in which the Biomed Focus Area is located; and

**WHEREAS**, the City is the legislative body for the community in which the First and Boyle Project is located; and

**WHEREAS**, the City is the legislative body for the community in which the First Street Streetscape Project is located; and

**WHEREAS**, the City is the legislative body for the community in which the Cesar Chavez Streetscape and Utilities Undergrounding Project is located; and

**WHEREAS**, the City of Los Angeles ("City") is the legislative body for the community in which the Boyle Heights Neighborhood City Hall is located; and

**WHEREAS**, the City is the legislative body for the community in which the S Curve Public Improvements Project is located; and

**WHEREAS**, City Council adopted the Adelante Eastside Redevelopment Project Area on March 24, 1999 by Ordinance No. 172514, subsequently amended on October 10, 2008 (referred to collectively as the "Adelante Eastside Redevelopment Plan"); and

**WHEREAS**, the Adelante Eastside Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the Adelante Eastside Project's Five-Year Implementation Plan in that the Biomed Focus Area, First and Boyle, and Cesar Chavez Streetscape and Utilities Undergrounding Projects are in the Five-Year Implementation Plan as major contributing projects to meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public, infrastructure, open space, and off-site improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, from \$ 24.650 million of CRA/LA Adelante Eastside funds; and

**WHEREAS**, the City and CRA/LA have investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A for reasons which include the continuing impacts of the economic recession which has resulted in a substantial reduction in City revenues, as a result of which the City has declared a fiscal emergency; and

**WHEREAS**, Sections 33445 of the California Health and Safety Code provide that the City is to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts and information with respect to the public improvements.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:**

The City finds, determines and resolves that:

- The provision of the public improvements listed in Exhibit A in support of the Adelante Eastside Redevelopment Project Area is of benefit to the Adelante Eastside Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is necessary to effectuate the Redevelopment Plan because of the:
  - the need to provide public improvements as well as infrastructure and off-site improvements, such as sidewalks, retaining walls, and utility connections, to facilitate redevelopment of underutilized parcels to enhance commercial activity and beautify the Project Area for use and enjoyment by the general public in the Adelante Eastside Project area, the surrounding neighborhood; and
- The need to preserve and increase employment, training, business and investment opportunities and to reduce the out-migration and abandonment of the area by large numbers of businesses, through redevelopment programs, and to the greatest extent feasible, promote these opportunities for residents who reside in or adjacent to the Project Area; and
- need to promote and encourage the development of facilities for community services such as libraries, police stations, and health and human service programs to meet the needs of those who live and work in the Project Area; and
- support and encourage a circulation system and eliminate deficiencies in the existing circulation system that will improve the quality of life in the Project Area, including pedestrian, automobile, parking, and mass transit systems, with emphasis on serving existing facilities and meeting future needs; and
- improve the quality of the environment, promote a positive image for the area and provide a safe and secure environment; and
  - need to promote a thriving commercial environment, including adequate parking

and proper traffic circulation that contributes to neighborhood improvements and positively relates to adequate land uses.

- The City finds that after pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the Biomed Focus Area, First and Boyle, First Street Streetscape, First Street Streetscape, Boyle Heights Neighborhood City Hall, S Curve Public Improvements Projects, and Cesar Chavez Streetscape and Utilities Undergrounding Projects are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the Adelante Eastside Redevelopment Plan is available.
- Provision of the public improvements is consistent with the Five-Year Implementation Plan for the Adelante Eastside Project Area, adopted by CRA/LA on August 20, 2009, in that the Biomed Focus Area, First and Boyle, First Street Streetscape, and Cesar Chavez Streetscape and Utilities Undergrounding Projects is an objective and the public improvements associated with Boyle Heights Neighborhood City Hall, S Curve Public Improvements Projects will help address the remaining redevelopment issues in Adelante Eastside that relate to: lack of landscaping, historically depressed property values, and remaining undeveloped land.

ADOPTED BY THE CITY COUNCIL: \_\_\_\_\_

EXHIBIT A

ADELANTE EASTSIDE REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
Biomed Focus Area	Implementation plan for infrastructure necessary to redevelop Biomed Focus area, including transportation, public and private utilities.	\$ 450,000
First and Boyle	Development of new mixed-use artist housing across from Metro Gold Line Mariachi Station. Includes public improvements to the surrounding area.	\$ 2,000,000
First Street Streetscape	Streetscape beautification and pedestrian enhancements.	\$ 3,200,000
Cesar Chavez Streetscape and Utilities Undergrounding	Public improvements and utility undergrounding along Cesar Chavez from Warren Street to Evergreen Avenue (1.5 miles)	\$16,000,000
Boyle Heights Neighborhood City Hall	Rehabilitation of Chicago Building in Boyle Heights to serve as neighborhood resource for city services.	\$ 2,000,000
S Curve Public Improvements	Convert Cal-Trans owned empty lot at the intersections of Concord, Lowell and Alhambra Avenues into a green space.	\$ 1,000,000
<b>TOTAL</b>		<b>\$ 24,650,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES AND THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA MAKING THE FINDINGS REQUIRED BY SECTION 33445 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC IMPROVEMENTS IN SUPPORT OF THE PROPOSED AREA-WIDE LANDSCAPING IMPROVEMENTS AND MAINTENANCE OF CRA/LA OWNED PROPERTY PROJECT IN THE MONTEREY HILLS REDEVELOPMENT PROJECT AREA IS OF BENEFIT TO THE MONTEREY HILLS REDEVELOPMENT PROJECT.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the residential areas generally bounded by Mission Road, Pullman Street and Ebey Avenue to the west, Via Marisol and Avenue 59 to the north, parcels fronting the east side of Via Marisol to the east, and Carnegie Street, Lomitas Street and Edison street to the south, pursuant to the adopted Redevelopment Plans for the Monterey Hills Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the Area-wide Landscaping Improvements and Maintenance of CRA/LA Owned Property Project (Project) is located; and

**WHEREAS**, CRA/LA adopted the Monterey Hills Redevelopment Project Area on July 29, 1971 by Ordinance No. 142309, subsequently amended December 19, 1986, December 20, 1994, March 3, 1999, November 21, 2003, December 19, 2006, and August 13, 2008 (referred to collectively as the "Monterey Hills Redevelopment Plan"); and

**WHEREAS**, the Monterey Hills Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the Monterey Hills Project's Five-Year Implementation Plan in that the Area-wide Landscaping Improvements and Maintenance of CRA/LA Owned Property in the Five-Year Implementation Plan as major contributing project to meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public, infrastructure, open space, and off-site improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, from \$4.0 million of CRA/LA Monterey Hills tax increment funds; and

**WHEREAS**, the City has investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A; and

**WHEREAS**, Section 33445 of the California Health and Safety Code provide that the City is to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles has reviewed and considered the facts and information with respect to the public improvements.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:

The City finds, determine and resolve that:

- 1) The provision of the public improvements listed in Exhibit A in the Monterey Hills Redevelopment Project Area is of benefit to the Monterey Hills Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is necessary to effectuate the Redevelopment Plan because of the:
  - a. provision of public improvements as well as infrastructure and off-site improvements, such as sidewalks, retaining walls, culverts and utility connections, for the Area-wide Landscaping Improvements and Maintenance of CRA/LA Owned Property, which will help to facilitate redevelopment of publicly owned parcels for use by the general public in the Monterey Hills Project area and surrounding neighborhoods; and
  - b. need for public and semi-public recreational and open spaces which will help to facilitate redevelopment of publicly owned parcels for use by the general public in the Monterey Hills Project area and surrounding neighborhoods; and
  - c. need for beautification of the public space for residents, and visitors within and adjacent to Monterey Hills to support and encourage quality of life activities; and
  - d. increase in public safety for pedestrians within the Monterey Hills community to add additional protections from vehicular traffic, reduce the likelihood of accidents and injuries due to tripping and falling which may occur as the result of damaged sidewalks, curbs, or street crossings; and
  - e. creation of synergies from overall activities in and around the Monterey Hills community that will make it a more desirable place to live and recreate that will over time increase the property values in the Monterey Hills Redevelopment Project Area and related tax increment and create the necessary demand to implement the remaining projects in the Monterey Hills Redevelopment Project.
- 2) The City finds that after pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the Area-wide Landscaping Improvements and Maintenance of CRA/LA Owned Property are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the Monterey Hills Redevelopment Plan is available.

- 3) Provision of the public improvements is consistent with the Five-Year Implementation Plan for the Monterey Hills Project Area, adopted by CRA/LA on March 18, 2010, in that the Area-wide Landscaping Improvements and Maintenance of CRA/LA Owned Property Project is an objective and the public improvements associated with the project will help address the remaining redevelopment issues in Monterey Hills Project Area that relate to: providing land for public and semi-public recreational and open spaces, and provide ongoing maintenance on Agency-owned property, including addressing environmental deficiencies such as the threat of destructive brush and grass fire, water drainage, and soil erosions.

ADOPTED BY THE CITY: \_\_\_\_\_

EXHIBIT A

MONTEREY HILLS REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
Area-wide Landscaping Improvements and Maintenance of CRA/LA owned Property	Ongoing public improvements and maintenance of CRA/LA owned property.	\$ 4,000,000
<b>TOTAL</b>		<b>\$ 4,000,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE LOS ANGELES CITY COUNCIL MAKING FINDINGS AS REQUIRED BY SECTION 33445 OF THE CALIFORNIA HEALTH AND SAFETY CODE AUTHORIZING THE USE OF CRA/LA FUNDS TO PAY FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN EAST HOLLYWOOD/BEVERLY-NORMANDIE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles ("CRA/LA") is engaged in the redevelopment and revitalization of the East Hollywood/Beverly-Normandie Earthquake Disaster Assistance Project Area ("Project Area"); and

**WHEREAS**, the Redevelopment Plan for the East Hollywood/Beverly-Normandie Earthquake Disaster Assistance Project was adopted by the Los Angeles City Council on December 14, 1994, by Ordinance No. 171076 for the purpose of eliminating blight in the Project Area; and

**WHEREAS**, the Redevelopment Plan provides that among its objectives are the following: Support, encourage and carry out public improvement projects which will improve the quality of life in the Project Area by restoring economic vitality of commercial districts, including the construction of public improvements in key corridors that will provide a safe pedestrian, environment; and

**WHEREAS**, Exhibit 3 to the Redevelopment Plan contains a list of proposed public improvements and facilities that CRA/LA is authorized to install and construct in the Project Area; and

**WHEREAS**, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted a Five Year Implementation Plan for the Project Area on February 18, 2010 ("Implementation Plan"); and

**WHEREAS**, Section I.C. of the Implementation Plan provide that CRA/LA will install certain public improvements, in the Project Area; and

**WHEREAS**, CRA/LA wishes to improve the Project Area by paying for and causing the installation or construction of public infrastructure improvements along Vermont Avenue from Hobart to Alexandria; adjacent to 4650 Sunset Boulevard; along Normandie Avenue; and at the intersection of Hollywood Blvd. and Hillhurst Avenue, all of which will be publicly owned, (the "Public Improvements"); and

**WHEREAS**, the construction of the Public Improvements will help to eliminate conditions of blight in the Project Area by correcting public improvement deficiencies such as broken sidewalks, curbs and gutters, and substandard alleys; and improving the economic condition of the retail district through the construction of streetscape improvements; and

**WHEREAS**, the total cost of construction for the Public Improvements will be \$13,367,000; and

**WHEREAS**, the City of Los Angeles is unable to finance the cost of the Public Improvements because the City faces a General Fund deficit and the City Council has determined that a fiscal emergency exists in the City of Los Angeles; and

**WHEREAS**, CRA/LA staff have used reasonable efforts to identify other means to finance the Public Improvements but have not been able to identify other public or private funding sources available to pay for the Public Improvements; and

**WHEREAS**, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area; (2) that no other reasonable means of financing the publicly owned improvements are available to the community; and (3) that the payment of funds for the publicly owned improvements is consistent with the Implementation Plan adopted pursuant to Section 33490; and

**WHEREAS**, the CRA/LA Board of Commissioners and the City Council of the City of Los Angeles, have reviewed and considered the facts, information and testimony presented to them with respect to the Public Improvements, and do hereby base their consent and findings upon those facts.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DO HEREBY FIND AND RESOLVE AS FOLLOWS:**

1. The installation or construction of the Public Improvements are of benefit to the Project Area by helping to eliminate blight within the Project Area.
2. No other reasonable means of financing the acquisition of the land or installation or construction of the Public Improvements are available to the community.
3. The payment of funds for or the cost of the Public Improvements is consistent with the Implementation Plan.

**ADOPTED BY THE CITY COUNCIL:** \_\_\_\_\_

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE LOS ANGELES CITY COUNCIL MAKING FINDINGS AS REQUIRED BY SECTIONS 334521.1, 33445 AND 33445.1 OF THE CALIFORNIA HEALTH AND SAFETY CODE AUTHORIZING THE USE OF CRA/LA FUNDS TO PAY FOR PUBLIC IMPROVEMENTS IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles ("CRA/LA") is engaged in the redevelopment and revitalization of the Hollywood Redevelopment Project Area ("Project Area"); and

**WHEREAS**, the Redevelopment Plan for the **Hollywood Redevelopment Project Area** ("Project Area") was adopted by the Los Angeles City Council on May 6, 1996, by Ordinance No. 161202 for the purpose of eliminating blight in the Project Area and last amended on May 20, 2003 by Ordinance No. 175236; and

**WHEREAS**, the Redevelopment Plan provides that among its objectives are: improve the quality of the environment, promote a positive image of Hollywood and provide a safe environment through mechanism such as coordinating the provision of high quality public improvements (Goal 5 (f)); and

**WHEREAS**, Section 508.2 of the Redevelopment Plan identifies and illustrates on the Redevelopment Plan Map the public rights-of-way and principal streets and states that such rights-of-way may be widened, altered, abandoned, vacated or closed as necessary for the proper development of the project; and

**WHEREAS**, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted a Five Year Implementation Plan for the Project Area on May 15, 2008 ("Implementation Plan"); and

**WHEREAS**, Section III.E.1-5 of the Implementation Plan provides that CRA/LA will install certain public improvements in the commercial and industrial areas of the Project Area, Section III.C.1 provides that CRA/LA will develop certain community facilities; and

**WHEREAS**, CRA/LA wishes to improve the Project Area by paying for acquisition land and/or causing the installation or construction of public improvements which will be publicly owned at the intersections of Santa Monica & Western, DeLongpre & La Brea, and Hollywood and Western; at Wilcox and Schrader; along Hollywood Boulevard's Walk of Fame; and the key pedestrian streets Cahuenga, Cosmo, Cherokee, Ivar, Las Palmas, McCadden, Schrader, Vine, Whitley and elsewhere within the Project Area (the "Public Improvements"); and

**WHEREAS**, the construction of the Public Improvements will help to eliminate conditions of blight in the Project Area by upgrading inadequate public improvements and over-burdened circulation systems; and

**WHEREAS**, the total cost of acquisition of land for and construction of the Public Improvements will be \$9,610,384; and

**WHEREAS**, the City of Los Angeles is unable to finance the cost of the Public Improvements because the City faces a General Fund deficit and the City Council has determined that a fiscal emergency exists in the City of Los Angeles; and

**WHEREAS**, CRA/LA and City staff have used reasonable efforts to identify other means to finance the Public Improvements but have not been able to identify other public or private funding sources available to pay for the Public Improvements; and

**WHEREAS**, Sections 33421.1, 33445 and 33445.1 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area; (2) that no other reasonable means of financing the publicly owned improvements are available to the community; and (3) that the payment of funds for the publicly owned improvements is consistent with the Implementation Plan adopted pursuant to Section 33490; and

**WHEREAS**, the City Council of the City of Los Angeles, have reviewed and considered the facts, information and testimony presented to them with respect to the Public Improvements do hereby base their consent and findings upon those facts.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

1. The acquisition of land for or the installation or construction of the Public Improvements are of benefit to the Project Area by helping to eliminate blight within the Project Area.
2. No other reasonable means of financing the acquisition of the land or installation or construction of the Public Improvements are available to the community.
3. The payment of funds for the acquisition of land or the cost of the Public Improvements is consistent with the Implementation Plan.

**ADOPTED BY THE CITY COUNCIL:** \_\_\_\_\_



<b>Santa Monica/Western</b>	Implement public improvements consisting of sidewalk repairs, bike racks, and design features, crosswalks and street trees.	Working with Bldg & Safety Dept on the Permit approvals. BID process pending permit approval.	\$500,000
<b>Pedestrian Crossroads</b>	Implement public improvements consisting of sidewalk repairs, tree wells, tree planting.	Working with Walk of Fame Committee on the design. Pending EIR approval from State(State funds)	\$1,116,300
<b>Open Space/Sustainable Improvements</b>	Public improvements on Hudson Plaza, Delongpre/La Brea.	Design improvements pending Bldg & Safety Permit approvals. BIDs pending approval.	\$1,494,084
<b>Walk of Fame</b>	Provide improvements on the Walk of Fame	Working with the Walk of Fame Committee on the Scope of Work, Private funding, design and permit approvals.	\$500,000
<b>Wilcox/Schrader Parking</b>	Construction of Parking Structure with possible affordable housing on LADOT Property	Preparing RFP for distribution	\$4,000,000
<b>Hollywood/Western Streetscape</b>	Implement public improvements consisting of sidewalk repairs, bike racks, and design features, crosswalks and street trees.	2010 MTA Call for Project application pending approval.	\$2,000,000
			\$9,610,384

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE LOS ANGELES CITY COUNCIL MAKING FINDINGS AS REQUIRED BY SECTION 33445 OF THE CALIFORNIA HEALTH AND SAFETY CODE AUTHORIZING THE USE OF TAX INCREMENT FUNDS TO PAY FOR THE CONSTRUCTION OF THE LIST OF PUBLIC IMPROVEMENTS ATTACHED HERETO WITHIN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Redevelopment Plan for the Mid-City Recovery Redevelopment Project Area ("Project Area") was adopted by the Los Angeles City Council on May 10, 1996, by Ordinance No. 171064 for the purpose of eliminating blight in the Project Area; and

**WHEREAS**, the Redevelopment Plan provides that among its objectives are the following: Support and encourage a circulation system which will improve the quality of life in the Project Area, including pedestrian, automobile, parking and mass transit systems, with an emphasis on serving seniors and the disabled; and promote the elimination of certain environmental deficiencies, including among others, substandard alleys, and inadequate public and recreational facilities; and

**WHEREAS**, Exhibit 3 to the Redevelopment Plan contains a list of proposed public improvements and facilities that CRA/LA is authorized to install and construct in the Project Area. Exhibit 3 to the Redevelopment Plan is attached hereto as Attachment 1; and

**WHEREAS**, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted a Five Year Implementation Plan for the Project Area on May 20, 2010 ("Implementation Plan"); and

**WHEREAS**, Sections III.C. and III.E. of the Implementation Plan provide that CRA/LA will install certain public improvements, open space opportunities and community facilities in the commercial, residential and industrial areas of the Project Area; and

**WHEREAS**, CRA/LA wishes to improve the Project Area by paying for and causing the installation or construction of public infrastructure improvements, all of which will be publicly owned, as defined in Attachment 2, which is attached hereto (the "Public Improvements"); and

**WHEREAS**, the construction of the Public Improvements will help to eliminate conditions of blight in the Project Area by correcting public improvement deficiencies such as broken sidewalks, curbs and gutters, and substandard alleys; and improving the economic condition of the retail district through the construction of pedestrian friendly streetscape improvements; and

**WHEREAS**, the total cost of acquisition of land for and construction of the Public Improvements will be \$3,000,000; and

**WHEREAS**, the City of Los Angeles is unable to finance the cost of the Public Improvements because the City faces an approximate \$529 million General Fund deficit for the 2009-2010 fiscal year and the City Council has determined that a fiscal emergency exists in the City of Los Angeles; and

**WHEREAS**, CRA/LA staff have used reasonable efforts to identify other means to finance the Public Improvements but have not been able to identify other public or private funding sources available to pay for the Public Improvements; and

**WHEREAS**, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area; (2) that no other reasonable means of financing the publicly owned improvements are available to the community; and (3) that the payment of funds for the publicly owned improvements is consistent with the Implementation Plan adopted pursuant to Section 33490; and

**WHEREAS**, the City Council of the City of Los Angeles, have reviewed and considered the facts, information and testimony presented to them with respect to the Public Improvements, including but not limited to the Board Memorandum dated \_\_\_\_\_, which is incorporated herein by this reference, and do hereby base their consent and findings upon those facts.

**NOW, THEREFORE, THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AND THE CITY COUNCIL OF THE CITY OF LOS ANGELES DO HEREBY FIND AND RESOLVE AS FOLLOWS:**

1. The acquisition of land for or the installation or construction of the Public Improvements are of benefit to the Project Area by helping to eliminate blight within the Project Area.
2. No other reasonable means of financing the acquisition of the land or installation or construction of the Public Improvements are available to the community.
3. The payment of funds for the acquisition of land or the cost of the Public Improvements is consistent with the Implementation Plan.

**ADOPTED BY THE CITY COUNCIL:** \_\_\_\_\_

ATTACHMENT A

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Hollywood & Central	Mid-City Corridors	Matching Funds for Prop 1C and MTA Call	Public Improvement	public improvements to facilitate affordable housing development	\$1,500,000
Hollywood & Central	Mid-City Corridors	Prop 1C & Vision Plan Implementation	Public Improvement	A streetscape program that includes: trees, better tree wells, permeable pavers, infill open space, neighborhood gateways, etc. The program recommends a framework of varying street tree types, street lighting and gateways that complement the proposed land use districts.	\$1,500,000

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE LOS ANGELES CITY COUNCIL MAKING FINDINGS AS REQUIRED BY SECTIONS 33421.1, 33445 AND 33445.1 OF THE CALIFORNIA HEALTH AND SAFETY CODE AUTHORIZING THE USE OF CRA/LA FUNDS TO PAY FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS IN THE PICO UNION REDEVELOPMENT PROJECT AREAS NO. 1 AND NO. 2.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles ("CRA/LA") is engaged in the redevelopment and revitalization of the Pico Union Redevelopment Project Areas No. 1 and No. 2 ("Project Area"); and

**WHEREAS**, the Redevelopment Plan for the Pico Union Redevelopment Project Area No.1 was adopted by the Los Angeles City Council on February 27, 1970, by Ordinance No. 140,084, and the Pico Union Redevelopment Project Area No. 2 on November 24, 1976, which as amended on May 9, 2001, for the purposes of eliminating blight in the Project Areas; and

**WHEREAS**, the Redevelopment Plans provide that among its objectives are the following: The repair or amelioration of deficient public improvements that contribute to the blighting conditions within the Project Areas and adversely affect the recovery of the Project Areas; and

**WHEREAS**, Exhibit 3 to the Redevelopment Plans contain a list of proposed public improvements and facilities that CRA/LA is authorized to install and construct in the Project Areas, including, among others, the following: streetscape: signage, tree planting, landscaping, and other improvements including, but not limited to, pedestrian friendly amenities such as benches, trash receptacles, and walkways; street improvements: including but not limited to, new curbs and gutters, sidewalks and parkways, driveways and curb cuts, street widening, and public parking improvements along commercial and industrial corridors; community identification: including but not limited to, entry statements, banners, street lighting, landscaping, and design projects that will create a unique identity for the area to foster private economic investment; and

**WHEREAS**, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted Five Year Implementation Plans for the Project Areas on February 18, 2010 ("Implementation Plan"); and

**WHEREAS**, Section III of each of the Implementation Plans provides that CRA/LA will install certain public improvements in the commercial and industrial areas of the Project Areas; and

**WHEREAS**, CRA/LA wishes to improve the Project Areas by paying for acquisition land and/or causing the installation or construction of public improvements, which will be publicly owned, along the Pico Boulevard corridor in both redevelopment Project Areas (the "Public Improvements") ; at the corner of 12<sup>th</sup> Street and Union Street; and along Washington Blvd. from the I10 Freeway to Normandie Avenue and

**WHEREAS**, the construction of the Public Improvements will help to eliminate conditions of blight in the Project Areas by improving the visual environment of the community and, in particular, to strengthen and enhance its image and identity; and

**WHEREAS**, the total cost of acquisition of land for and construction of the Public Improvements will be \$2,190,000; and

**WHEREAS**, the City of Los Angeles is unable to finance the cost of the Public Improvements because the City faces a General Fund deficit and the City Council has determined that a fiscal emergency exists in the City of Los Angeles; and

**WHEREAS**, CRA/LA and City staff have used reasonable efforts to identify other means to finance the Public Improvements but have not been able to identify other public or private funding sources available to pay for the Public Improvements; and

**WHEREAS**, Sections 33421.1, 33445 and 33445.1 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area; (2) that no other reasonable means of financing the publicly owned improvements are available to the community; and (3) that the payment of funds for the publicly owned improvements is consistent with the Implementation Plan adopted pursuant to Section 33490; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts, information and testimony presented to them with respect to the Public Improvements and does hereby base their consent and findings upon those facts.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

1. The acquisition of land for or the installation or construction of the Public Improvements are of benefit to the Project Area by helping to eliminate blight within the Project Area.
2. No other reasonable means of financing the acquisition of the land or installation or construction of the Public Improvements are available to the community.
3. The payment of funds for the acquisition of land or the cost of the Public Improvements is consistent with the Implementation Plan.

**ADOPTED BY THE CITY COUNCIL:** \_\_\_\_\_

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE LOS ANGELES CITY COUNCIL MAKING FINDINGS AS REQUIRED BY SECTION 33445 OF THE CALIFORNIA HEALTH AND SAFETY CODE AUTHORIZING THE USE OF TAX INCREMENT FUNDS TO PAY FOR THE CONSTRUCTION OF THE LIST OF PUBLIC IMPROVEMENTS ATTACHED HEREIN WITHIN THE WESTLAKE REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Redevelopment Plan for the Westlake Redevelopment Project Area ("Project Area") was adopted by the Los Angeles City Council on May 12, 1999, by Ordinance No. 172,597 for the purpose of eliminating blight in the Project Area; and

**WHEREAS**, the Redevelopment Plan provides that among its objectives are the following: The repair or amelioration of deficient public improvements that contribute to the blighting conditions within the Project Area and adversely affect the recovery of the Project Area; and

**WHEREAS**, Exhibit 3 to the Redevelopment Plan contains a list of proposed public improvements and facilities that CRA/LA is authorized to install and construct in the Project Area, including, among others, the following: street, signage and landscaping improvements along the public right-of-way; streetscape: signage, tree planting, landscaping, and other improvements including, but not limited to, pedestrian friendly amenities such as benches, trash receptacles, and walkways; street improvements: including but not limited to, new curbs and gutters, sidewalks and parkways, driveways and curb cuts, street widening, and public parking improvements along commercial and industrial corridors; community identification: including but not limited to, entry statements, banners, street lighting, landscaping, and design projects that will create a unique identity for the area to foster private economic investment; and

**WHEREAS**, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted a Five Year Implementation Plan for the Project Area on February 18, 2010 ("Implementation Plan"); and

**WHEREAS**, Section III.C.1 of the Implementation Plan provides that CRA/LA will install certain public improvements in the commercial and industrial areas of the Project Area; and

**WHEREAS**, CRA/LA wishes to improve the Project Area by paying for acquisition land and/or causing the installation or construction of public improvements, which will be publicly owned, at the corner of 7<sup>th</sup> and Alvarado Streets; the corner of 8<sup>th</sup> and Valencia Streets; and along 7<sup>th</sup> Street from Carondelet Street to Westlake Avenue within the Project Area (the "Public Improvements"); and

**WHEREAS**, the construction of the Public Improvements will help to eliminate conditions of blight in the Project Area by removing substandard off-grade curbs, gutters and sidewalks, replacing substandard landscaping and other physical deterioration at MacArthur Park, constructing decorative cross walks, and intersections, installing trees and tree wells, installing benches, trash receptacles and other related work, all of which will assist in removing the blighting influences of the current deterioration and contribute to and stabilize the area to make it more attractive to additional private investment and an improved quality of life for residents, shoppers, visitors and property owners; and

**WHEREAS**, the total cost of acquisition of land for and construction of the Public Improvements will be \$275,000; and

**WHEREAS**, the City of Los Angeles is unable to finance the cost of the Public Improvements because the City faces an approximate \$529 million General Fund deficit and the City Council has determined that a fiscal emergency exists in the City of Los Angeles; and

**WHEREAS**, CRA/LA staff have used reasonable efforts to identify other means to finance the Public Improvements but have not been able to identify other public or private funding sources available to pay for the Public Improvements; and

**WHEREAS**, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area; (2) that no other reasonable means of financing the publicly owned improvements are available to the community; and (3) that the payment of funds for the publicly owned improvements is consistent with the Implementation Plan adopted pursuant to Section 33490; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts, information and testimony presented to them with respect to the Public Improvements, including but not limited to the Board Memorandum dated January 14, 2011, which is incorporated herein by this reference, and does hereby base their consent and findings upon those facts.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

1. The acquisition of land for or the installation or construction of the Public Improvements are of benefit to the Project Area by helping to eliminate blight within the Project Area.
2. No other reasonable means of financing the acquisition of the land or installation or construction of the Public Improvements are available to the community.
3. The payment of funds for the acquisition of land or the cost of the Public Improvements is consistent with the Implementation Plan.

**ADOPTED BY THE CITY COUNCIL:** \_\_\_\_\_

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE LOS ANGELES CITY COUNCIL MAKING FINDINGS AS REQUIRED BY SECTION 33421.1 AND 33445 AND 33445.1 OF THE CALIFORNIA HEALTH AND SAFETY CODE AUTHORIZING THE USE OF CRA/LA FUNDS TO PAY FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles ("CRA/LA") is engaged in the redevelopment and revitalization of the Wilshire Center/Koreatown Recovery Redevelopment Project Area ("Project Area"); and

**WHEREAS**, the Redevelopment Plan for the Wilshire Center/Koreatown Recovery Redevelopment Project Area ("Project Area") was adopted by the Los Angeles City Council on December 13, 1995, by Ordinance No. 170806 for the purpose of eliminating blight in the Project Area; and

**WHEREAS**, the Redevelopment Plan provides that among its objectives are the following: Provide additional open space and recreational activities and facilities; enhance and beautify the major thoroughfares, particularly the north/south streets that link the freeways; and coordinate the revitalization efforts and take advantage of other programs in the City of Los Angeles and other local, state and federal agencies; and

**WHEREAS**, Exhibit 3 to the Redevelopment Plan contains a list of proposed public improvements and facilities that CRA/LA is authorized to install and construct in the Project Area; and

**WHEREAS**, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted a Five Year Implementation Plan for the Project Area on July 1, 2010 ("Implementation Plan"); and

**WHEREAS**, Sections III.C. and III.E. of the Implementation Plan provide that CRA/LA will install certain public improvements, open space opportunities and community facilities in the commercial, residential and industrial areas of the Project Area; and

**WHEREAS**, CRA/LA wishes to improve the Project Area by paying for the acquisition of land and/or the development of open space and/or community facilities and causing the installation or construction of public infrastructure improvements, all of which will be publicly owned (the "Public Improvements") as shown in part on Exhibit A (attached hereto); and

**WHEREAS**, the construction of the Public Improvements will help to eliminate conditions of blight in the Project Area by correcting public improvement deficiencies such as broken sidewalks, curbs and gutters, and substandard alleys which contribute to problems of public safety, endanger pedestrians and vehicle occupants and deter private investment in the betterment of private property; improving the economic condition of retail districts through the construction of pedestrian friendly streetscape improvements; and addressing the shortage of

public open space in the Project, which has a residential overcrowding rate that is more than twice that of the City; and

**WHEREAS**, the total cost of acquisition of land for and construction of the Public Improvements will be \$36,085,000; and

**WHEREAS**, the City of Los Angeles is unable to finance the cost of the Public Improvements because the City faces a General Fund deficit and the City Council has determined that a fiscal emergency exists in the City of Los Angeles; and

**WHEREAS**, CRA/LA and City staff have used reasonable efforts to identify other means to finance the Public Improvements but have not been able to identify other public or private funding sources available to pay for the Public Improvements; and

**WHEREAS**, Sections 33421.1, 33445 and 33445.1 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements that are publicly owned and are located inside or contiguous to the project area, if the legislative body determines all of the following: (1) that the improvements that are publicly owned are of benefit to the Project Area by helping to eliminate blight within the Project Area; (2) that no other reasonable means of financing the publicly owned improvements are available to the community; and (3) that the payment of funds for the publicly owned improvements is consistent with the Implementation Plan adopted pursuant to Section 33490; and

**WHEREAS**, the City Council of the City of Los Angeles has reviewed and considered the facts, information and testimony presented to them with respect to the Public Improvements, and does hereby base their consent and findings upon those facts.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

1. The acquisition of land for or the installation or construction of the Public Improvements are of benefit to the Project Area by helping to eliminate blight within the Project Area.
2. No other reasonable means of financing the acquisition of the land or installation or construction of the Public Improvements are available to the community.
3. The payment of funds for the acquisition of land or the cost of the Public Improvements is consistent with the Implementation Plan.

**ADOPTED BY THE CITY COUNCIL:** \_\_\_\_\_

ATTACHMENT A

Region	Project Area	Project Name	Project Category	Description	CRA/LA Investment
Hollywood & Central	Wilshire Center / Koreatown	Alley Conversion Program	Public Improvement	improving alley for pedestrian safety and use	\$150,000
Hollywood & Central	Wilshire Center / Koreatown	Wireless Camera System	Public Improvement	cooperation agreement with LAPD	\$360,000
Hollywood & Central	Wilshire Center / Koreatown	5 <sup>th</sup> Street and Western Avenue Street Widening	Public Improvement	Transfer of \$850,000 from CRA/LA to BSS for the widening of 5 <sup>th</sup> Street and Western Avenue to incentivize development.	\$850,000
Hollywood & Central	Wilshire Center / Koreatown	6 <sup>th</sup> Street Public Improvements	Public Improvement	streetscape along major corridor including trees and art work	\$850,000
Hollywood & Central	Wilshire Center / Koreatown	8 <sup>th</sup> Street Public Improvements	Public Improvement	streetscape along major corridor including trees and art work	\$850,000
Hollywood & Central	Wilshire Center / Koreatown	Western at 5 <sup>th</sup> - Street Widening	Public Improvement	Street widening at the northeast corner of Western at 5 <sup>th</sup> along the property frontage of 450 S. Western Avenue.	\$850,000
Hollywood & Central	Wilshire Center / Koreatown	Western Avenue Public Improvements	Public Improvement	streetscape along major corridor including trees and art work	\$1,000,000
Hollywood & Central	Wilshire Center / Koreatown	Vermont Avenue Public Improvements	Public Improvement	streetscape along major corridor including trees and art work	\$2,000,000
Hollywood & Central	Wilshire Center / Koreatown	6 <sup>th</sup> Street and Vermont Avenue Acquisition	Public Improvement	Acquisition of municipal lot 692 (sw corner of 6 <sup>th</sup> Street and Vermont) from LA GSD for the purpose of a Korean American Museum or Cultural Center.	\$3,170,000

Hollywood & Central	Wilshire Center / Koreatown	Olympic Boulevard Streetscape	Public Improvement	A significant streetscape project which includes: pedestrian improvements at intersections, pothole/sidewalk/curb/gutter repairs, and pedestrian lighting, trash/recycling bins both ends of every block, trees, and other elements to eliminate blight in the public infrastructure. The thoughtful design emphasizes elements prevalent within the Korean culture.	\$4,000,000
Hollywood & Central	Wilshire Center / Koreatown	Streetscape Projects	Public Improvement	8th Street Public Improvements - \$4,000,000; 6th Street Public Improvements - \$4,000,000; Western Avenue Public Improvements - \$10,000,000; Vermont Avenue Public Improvements - \$12,000,000; Alley Conversion Program - \$150,000; Parkway Conversion Program - \$150,000; Industrial Core Beautification Program - \$600,000, Alley Conversion Program \$150,000 Parkway Conversion Program, \$150,000, Industrial Core Beautification Program \$600,000	\$31,800,000

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1 AND 33445 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC IMPROVEMENTS IN SUPPORT OF THE PROPOSED IMPROVEMENTS TO THE HARBOR BOULEVARD STREETScape IN THE BEACON STREET REDEVELOPMENT PROJECT AREA IS OF BENEFIT TO THE BEACON STREET REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the downtown San Pedro area pursuant to the adopted Redevelopment Plan for the Beacon Street Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the Harbor Boulevard Streetscape Project is located; and

**WHEREAS**, CRA/LA adopted the Redevelopment Plan for the Beacon Street Redevelopment Project on April 21, 1969 by Ordinance No. 18554 which Plan has been amended seven times, the last amendment taking place on August 13, 2008 by Ordinance No. 178168 collectively (the "Beacon Street Redevelopment Plan"); and

**WHEREAS**, the Beacon Street Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the Beacon Street Redevelopment Project's Final Implementation Plan (FY2010-2012) in that the Harbor Boulevard Streetscape Project is listed in the Final Implementation Plan as a contributing project to meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, with \$31 million of CRA/LA Beacon Street tax increment funds; and

**WHEREAS**, the City has investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A for reasons which include the continuing economic recession, as a result of which the City is facing a deficit in excess of \$500 million; and

**WHEREAS**, Sections 33421.1 and 33445 of the California Health and Safety Code provide that the CRA/LA and City are to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts and information with respect to the public improvements.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY RESOLVE AS FOLLOWS:

The City finds, determines and resolves that:

- 1) The provision of the public improvements listed in Exhibit A in support of the Beacon Street Redevelopment Project Area is of benefit to the Beacon Street Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is consistent with the adopted Beacon Street Redevelopment Project Redevelopment Plan and Final Implementation Plan and is therefore necessary to effectuate the Redevelopment Plan.
- 2) The City finds that after pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the Harbor Boulevard Streetscape Project are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the Beacon Street Redevelopment Plan is available.

ADOPTED BY THE CITY: \_\_\_\_\_

EXHIBIT A

BEACON STREET REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
Trolley Service/Offsite Parking	Develop off-site parking locations and trolley service around the Port and downtown San Pedro.	\$1,000,000
Parking Garage	Acquisition and construction of parking garage.	\$30,000,000
<b>TOTAL:</b>		<b>\$31,000,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1 AND 33445 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC IMPROVEMENTS IN SUPPORT OF VARIOUS PROPOSED IMPROVEMENTS TO THE WILMINGTON INDUSTRIAL PARK IN THE LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PROJECT AREA IS OF BENEFIT TO THE LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the industrial area adjacent to the Port of Los Angeles in Wilmington pursuant to the adopted Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the Wilmington Industrial Park Project is located; and

**WHEREAS**, CRA/LA adopted the Los Angeles Harbor Industrial Center Redevelopment Project on July 18, 1974 by Ordinance No. 146350 and has been amended five times, the last amendment taking place on December 19, 2006 by Ordinance No. 178174 collectively (the "Los Angeles Harbor Industrial Center Redevelopment Plan"); and

**WHEREAS**, the Los Angeles Harbor Industrial Center Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the Los Angeles Harbor Industrial Center Redevelopment Projects' Five Year Implementation Plan (FY2010-2014) in that the various public improvement projects in the Wilmington Industrial Park are listed in the Final Implementation Plan as a contributing project to meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, with \$10.1 million of CRA/LA Los Angeles Harbor Industrial Center tax increment funds; and

**WHEREAS**, the City has investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A; and

**WHEREAS**, Sections 33421.1 and 33445 of the California Health and Safety Code provide that the CRA/LA and City are to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts and information with respect to the public improvements.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DO HEREBY RESOLVE AS FOLLOWS:

The City finds, determines and resolves that:

- 1) The provision of the public improvements listed in Exhibit A in support of the Los Angeles Harbor Industrial Center Redevelopment Project Area is of benefit to the Los Angeles Harbor Industrial Center Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is consistent with the adopted Los Angeles Harbor Industrial Center Redevelopment Project Five Year Implementation Plan and is therefore necessary to effectuate the Redevelopment Plan.
- 2) The City finds that after pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the listed projects are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the Los Angeles Harbor Industrial Center Redevelopment Plan is available.

ADOPTED BY THE CITY: \_\_\_\_\_

EXHIBIT A

LOS ANGELES HARBOR REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
Alameda Harry Bridges Landscape Buffer	Two-phased project consisting of E Street Gateway, Eubank Gateway, and landscaped bugger along Alameda from Anaheim to Harry Bridges	\$ 2,400,000
E Street and MacFarland	Design and construct traffic safety devices for train tracks along this street and vacate the street for vehicular use.	\$ 700,000
Improve all Unimproved Streets in Wilmington	Design, obtain permits and construct street improvements along Banning, Lecourveur, Lakme, Pioneer, Quay, F Street and C Street.	\$ 7,000,000
<b>TOTAL:</b>		<b>\$10,100,000</b>

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1 AND 33445 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC IMPROVEMENTS IN SUPPORT OF THE PROPOSED IMPROVEMENTS TO THE GAFFEY STREET BRIDGE IN THE PACIFIC CORRIDOR REDEVELOPMENT PROJECT AREA IS OF BENEFIT TO THE PACIFIC CORRIDOR REDEVELOPMENT PROJECT AREA.**

**WHEREAS**, the Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is engaged in redevelopment and revitalization of the downtown San Pedro area pursuant to the adopted Redevelopment Plan for the Pacific Corridor Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the City of Los Angeles ("City") is a legislative body for the community in which the Gaffey Street Bridge Project is located; and

**WHEREAS**, CRA/LA adopted the Pacific Corridor Redevelopment Project on May 1, 2002 by Ordinance No. 174549 (the "Pacific Corridor Redevelopment Plan"); and

**WHEREAS**, the Pacific Corridor Redevelopment Plan provides for the funding, installation, repair or amelioration of public improvements to serve the developments in the Project Area; and

**WHEREAS**, the provision of public improvements is consistent with the Pacific Corridor Redevelopment Projects' Five-Year Implementation Plan (FY2008-2012) in that the Gaffey Street Bridge Project is listed in the Five-Year Implementation Plan as a contributing project to meeting the goals and objectives of the Redevelopment Plan; and

**WHEREAS**, the CRA/LA intends to fund certain public improvements listed in Exhibit A, which is attached hereto and incorporated herein by this reference, in part, with \$3.5 million of CRA/LA Pacific Corridor tax increment funds; and

**WHEREAS**, the City has investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements listed in Exhibit A; and

**WHEREAS**, Sections 33421.1 and 33445 of the California Health and Safety Code provide that the CRA/LA and City are to make certain findings before redevelopment agency funds may be used to pay for such public improvements in the Project Area; and

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts and information with respect to the public improvements.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DO HEREBY RESOLVE AS FOLLOWS:**

The City finds, determines and resolves that:

- 1) The provision of the public improvements listed in Exhibit A in support of the Pacific Corridor Redevelopment Project Area is of benefit to the Pacific Corridor Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions and is consistent with the adopted Pacific Corridor Redevelopment Project Five Year Implementation Plan and is therefore necessary to effectuate the Redevelopment Plan.
- 2) The City finds that after pursuing an investigation for funding sources from the City, the public improvements listed in Exhibit A to facilitate the Gaffey Street Bridge Project are not in the City's capital improvement budget for funding and no other reasonable means of financing the public improvements consistent with the purpose of the Pacific Corridor Redevelopment Plan is available.

ADOPTED BY THE CITY: \_\_\_\_\_ EXHIBIT A

PACIFIC CORRIDOR REDEVELOPMENT PROJECT

Project Name	Description	CRA/LA Investment
Gaffey Street Bridge	Improvements to Oliver Street pedestrian overpass across Gaffey Street at the 110 Freeway and development of adjacent open space to enhance primary gateway to Downtown San Pedro.	\$ 3,500,000
<b>TOTAL</b>		<b>\$ 3,500,000</b>

City Resolution No. \_\_\_\_\_

A JOINT RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES (CRA/LA) AND THE LOS ANGELES CITY COUNCIL MAKING FINDINGS AS REQUIRED BY SECTION 33421.1 AND 33445 OF THE CALIFORNIA HEALTH AND SAFETY CODE AUTHORIZING USE OF CRA/LA TAX INCREMENT FUNDS TO PAY CONSTRUCTION COSTS FOR PUBLIC IMPROVEMENTS THROUGHOUT THE SOUTH LOS ANGELES REGION (REGION), INCLUDING THE CRENSHAW REDEVELOPMENT PROJECT AREA, THE CRENSHAW/SLAUSON REDEVELOPMENT PROJECT AREA, EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA, BROADWAY MANCHESTER REDEVELOPMENT PROJECT AREA, NORMANDIE 5 REDEVELOPMENT PROJECT AREA, VERMONT MANCHESTER REDEVELOPMENT PROJECT AREA, WESTERN SLAUSON REDEVELOPMENT PROJECT AREA, WATTS REDEVELOPMENT PROJECT AREA AND THE WATTS CORRIDOR REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Plan for the **Crenshaw Redevelopment Project Area** was adopted by the Los Angeles City Council on May 9, 1984, by Ordinance No. 158,933 for the purpose of eliminating blight in that Project Area; and

WHEREAS, the Redevelopment Plan for the **Crenshaw Slauson Redevelopment Project Area** was adopted by the Los Angeles City Council on October 10, 1995, by Ordinance No. 170,734 for the purpose of eliminating blight in that Project Area; and

WHEREAS, the Redevelopment Plan for the **Exposition/University Park Redevelopment Project Area** was adopted by the Los Angeles City Council on January 1, 1969, by Ordinance No. 131,730 for the purpose of eliminating blight in that Project Area; and

WHEREAS, the Redevelopment Plan for the **Broadway Manchester Redevelopment Project Areas** was adopted by the Los Angeles City Council on December 19, 1994, by Ordinance No. 170,175 for the purpose of eliminating blight in that Project Area; and

WHEREAS, the Redevelopment Plan for the **Normandie 5 Redevelopment Project Areas** was adopted by the Los Angeles City Council on October 7, 1969, by Ordinance No. 139,366 for the purpose of eliminating blight in that Project Area; and

WHEREAS, the Redevelopment Plan for the **Vermont Manchester Redevelopment Project Areas** was adopted by the Los Angeles City Council on May 14, 1996, by Ordinance No. 171,065 for the purpose of eliminating blight in that Project Area; and

**WHEREAS**, the Redevelopment Plan for the **Western Slauson Redevelopment Project Areas** was adopted by the Los Angeles City Council on May 14, 1996, by Ordinance No.171,063 for the purpose of eliminating blight in that Project Area; and

**WHEREAS**, the Redevelopment Plan for the **Watts Redevelopment Project Areas** was adopted by the Los Angeles City Council on December 19, 1968, by Ordinance No. 137918 for the purpose of eliminating and prevent the spread of blight and deterioration; and

**WHEREAS**, the Redevelopment Plan for the **Watts Corridors Redevelopment Project Areas** was adopted by the Los Angeles City Council on November 15, 1995, by Ordinance No. 170769 for the purpose of eliminating and prevent the spread by blight and deterioration; and

**WHEREAS**, Section 400 of the Broadway Manchester, Crenshaw Slauson, Normandie 5, Vermont Manchester, and Western Slauson Redevelopment Plans; Section 4000 of the Crenshaw Redevelopment Plan; and Section 1200 of the Exposition/University Park Redevelopment Plan cite inadequate public facilities and streets as forms of blight in these Project Areas; and

**WHEREAS**, Section 407 of the Broadway Manchester, Crenshaw Slauson, Vermont Manchester, and Western Slauson Redevelopment Plans; Section 4008 of the Crenshaw Redevelopment Plan; Section 508 of the Normandie 5 Redevelopment Plan; and Section 1209 of the Exposition/University Park Redevelopment Plan authorize CRA/LA to construct new streets, curbs, gutters and sidewalks as a means of eliminating such blight; and

**WHEREAS**, Section 415 of the Watts Redevelopment Plan and Section 407.2 of the Watts Corridors Redevelopment Plan to authorize CRA/LA to construct new streets, curbs, gutters and sidewalks as a means of eliminating such blight; and

**WHEREAS**, pursuant to California Health and Safety Code Section 33490, the CRA/LA Board of Commissioners adopted Implementation Plans for the above-described Project Areas on March 4, 2010 (collectively, Implementation Plans); and

**WHEREAS**, Section III.E of each of these Implementation Plans provides that CRA/LA will repair and construct new streets, alleys, curbs, gutters and sidewalks throughout the Project Areas to eliminate that blight; and

**WHEREAS**, CRA/LA wishes to implement the following public improvement projects throughout the South Los Angeles Region: (i) Normandie 5 Sidewalk Improvements Phase 2 in the Normandie 5 Redevelopment Project Area, (ii) Western/Gage Streetscape Improvements in the Western Slauson Redevelopment Project Area, (iii) Western Slauson Industrial Area Public Improvements in the Western Slauson Redevelopment Project Area, (iv) Crenshaw Corridor Metro Call Public Improvements in the Crenshaw and Crenshaw/Slauson Redevelopment Project Areas, (v) Exposition Metro Call Public Improvements in the Exposition/University Park Redevelopment Project Area, (vi) public improvement projects in the Broadway Manchester and Vermont Manchester Redevelopment

Project Areas, (vii) public improvement projects in Watts and Watts Corridors Project Areas (collectively "Public Improvements") in collaboration with the City of Los Angeles (City); and

**WHEREAS**, the City has investigated sources of public funds available in the respective City sources, by reviewing the capital improvement budget for the City (as well as other sources available to each), and concluded that there are no other reasonable funding sources available to contribute to the cost of the public improvements; and

**WHEREAS**, CRA/LA has used reasonable efforts to identify other means to finance the Public Improvements but has not been able to identify other public or private funding sources available to pay for these Improvements; and

**WHEREAS**, Section 33421.1 and 33445 of the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the cost of installation and construction of any building, facility, structure, or other improvements that are publicly owned and located inside or contiguous to a redevelopment project area, if the legislative body determines all of the following: (1) the improvements are of benefit to the project areas by helping to eliminate blight within that area; (2) there are no other reasonable means of financing the improvements available to the community; (3) payment of redevelopment agency funds for the improvements is consistent with the implementation plan (adopted pursuant to Section 33490) of the project areas; and (4) the installation of such improvements is provided for in the redevelopment plans for the project areas (collectively, Findings); and

**WHEREAS**, the City Council of the City of Los Angeles, have reviewed and considered the facts and testimony presented to them with respect to the Public Improvements.

**NOW, THEREFORE, THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AND THE CITY COUNCIL OF THE CITY OF LOS ANGELES DO HEREBY FIND AND RESOLVE AS FOLLOWS:**

1. The construction of the Public Improvements is of benefit to the Project Areas by helping to eliminate blight therein.
2. There are no other reasonable means of financing construction of the Public Improvements are available to the community.
3. The payment of subject CRA/LA funds for the cost of the Public Improvements is consistent with the Implementation Plans.
4. The installation of the Public Improvements is provided for in the Redevelopment Plans.

**ADOPTED BY CITY COUNCIL:** \_\_\_\_\_

City Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ANGELES, CALIFORNIA MAKING THE FINDINGS REQUIRED BY SECTIONS 33421.1, 33445 AND 33445.1 OF THE CALIFORNIA REDEVELOPMENT LAW AND DETERMINING THAT THE PROVISION OF PUBLIC IMPROVEMENTS IN SUPPORT OF THE WEST VALLEY PUBLIC IMPROVEMENT PROGRAM, IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 3 (RESEDA-CANOGA PARK PROJECT AREA).**

**WHEREAS**, the Redevelopment Plan for the Earthquake Disaster Assistance Project Area for Portions of Council District 3 (Reseda-Canoga Park Project Area) ("Project Area") was prepared by the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) and adopted by the Los Angeles City Council on December 13, 1994, by Ordinance No. 170,177; and

**WHEREAS**, Section 104 of the Redevelopment Plan contains redevelopment goals for the elimination of blight by providing for the retention and attraction of businesses and the employment base within the Project Area, through means such as the construction of public improvements, including architectural, landscape and urban design, as well as by improving vehicular circulation systems; water sewer and storm drainage systems; off street parking; and other similar public improvements, facilities and utilities whose deficiencies adversely affect the recovery of the Project Area; and

**WHEREAS**, on November 5, 2010, the CRA/LA Board of Commissioners adopted a Five Year Implementation Plan (2010-2014) pursuant to Section 33490 of the Community Redevelopment Law which specifically sets forth a number of goals including, but not limited to, providing financial assistance to fund public improvements. By way of example, Goal 8 provides for the funding of a landscape maintenance program, Goal 9 provides for the funding of public infrastructure improvements, including vehicular circulation systems, Goal 11 provides for the CRA/LA to support and assist the development of projects which encourage mobility, including public parking, Goal 12 provides for the CRA/LA to undertake programs and projects that will assist in creating a pedestrian friendly environment in the Project Area, including the repairs and related public improvement of City-owned sidewalks and public rights of way (the "West Valley Public Improvement Program"); and

**WHEREAS**, the CRA/LA intended and continues to intend to fund the West Valley Public Improvements using tax increment funds, AB1290 Funds and Tax Exempt Bonds ("CRA/LA Funds"); and

**WHEREAS**, the West Valley Public Improvement Program includes, but is not limited to, street repair and replacement, street lane alignment, street widening, traffic calming devices, traffic detectors, traffic signalization, signalized pedestrian crosswalks, bicycle lanes, alley repair and replacement, sidewalks, curbs and gutters repair and replacement, repair and replacement or installation of storm drains and sewers, undergrounding of utilities, repair and replacement of medians, streetscape improvements, irrigation and electrical installation, pedestrian and street lighting, street furniture installation, way finding signage and other public improvements Generally bounded by Sherman Way from Glade Ave. to Louise Ave., Saticoy St. from Glade Ave to Variel Ave. & from Mason St. to Oakdale Ave., Vanowen St. from Farralone Ave to Canoga Ave., Victory Blvd from Shoup Ave. to Owensmouth & from Belmar to Reseda Blvd., Winnetka Ave. from Saticoy St. to Sherman Way, Topanga Canyon Blvd. from Saticoy St. to Erwin St., Canoga Ave from Saticoy St. to Vanowen St., Reseda Blvd from Roscoe Blvd. to Kittridge St. and Lindley Ave. from Sherman Way to Vanowen St.; and

**WHEREAS**, the City of Los Angeles will face a budget gap estimated to be approximately \$318.5 million in Fiscal Year 2011-12 with potentially larger gaps occurring in subsequent years. The City is addressing the current City budget shortfall by both reducing the fund allocation for public infrastructure and delaying the implementation of public infrastructure projects. The City does not have additional funds to either authorize or appropriate General Funds or grant funds for these types of public improvements; and

**WHEREAS**, CRA/LA funds are the only funds available for the repair, construction, and replacement of the subject public improvements so as to continue to construct the West Valley Public Improvement Program.

**WHEREAS**, the California Health and Safety Code authorizes a redevelopment agency, with the consent of the legislative body, to pay all or a part of the cost of the construction or installation of any building, facility, structure or other improvements which are publicly-owned inside a redevelopment project area if they are found to be of benefit to the redevelopment project area from which the redevelopment funds are drawn b helping to eliminate blight within the Project Area, that there is no other reasonable means of financing the improvements available to the city, and that the payment of funds to pay for the public improvements is consistent with the implementation plan for the project area; and,

**WHEREAS**, the City Council of the City of Los Angeles, has reviewed and considered the facts and information with respect to the payment of the public improvements from CRA/LA Funds.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

Finding 1: *The improvements are of benefit to the funding Project Area by helping to eliminate blight within the Project Area.*

The Public Improvement Project will benefit the Project Area by assisting in the elimination of one or more economic and physical blighting conditions, which conditions include repairing or replacing substandard infrastructure, including streetscape and landscape improvements, alley improvements and providing for public parking so as to encourage business and employment within the Project Area by repairing and/or replacing public improvements whose current condition inhibits public safety and deters private investment within the Project Area through the reconstructing of City owned or other public agency owned deteriorated public infrastructure through design, demolition, construction, repair, replacement and installation of various public improvements as detailed in Exhibit A.

Finding 2: *The proposed expenditure must be the only reasonably available means of financing the public improvements.*

The City will face a budget gap of \$318.5 million in Fiscal Year 2011-12 with potentially larger gaps occurring in subsequent years. The City is addressing the current City budget shortfall by both reducing the fund allocation for public infrastructure and delaying the implementation of public infrastructure projects. The City does not have additional funds to either authorize or appropriate General Funds or grant funds for these types of public improvements and the CRA/LA Funds are the only reasonable means of financing the West Valley Public Improvement Program.

Finding 3: *The improvements are consistent with the Five year Implementation Plan and the Redevelopment Plan adopted for the Project Area.*

The continued financing of the West Valley Public Improvement Program is consistent with the goals set out in the 5 year implementation program by encouraging business and employment within the Project Area thereby helping to eliminate economic blight with the Project Area and by helping to eliminate economic and physical blight, including substandard and inadequate conditions of the public infrastructure (e.g. increasing public parking, replacing antiquated, unsafe and/or non-existing landscape, streetscape, improvement along the Reseda River Loop,) and eliminate certain environmental deficiencies which contribute to economic decline, pedestrian and vehicular hazards, and a blighted appearance in the Project Area (e.g. unsafe and inadequate public utilities and facilities including alleys within the Project Area) ,as set out in more detail in Exhibit A.

ADOPTED BY THE CITY COUNCIL: \_\_\_\_\_

**RESEDA / CANOGA PARK EARTHQUAKE DISASTER ASSISTANCE  
PROJECT FOR PORTIONS OF COUNCIL DISTRICT 3**

**EXHIBIT A**

<b>WEST VALLEY</b>		
<b>Projects</b>	<b>Description</b>	<b>Budget</b>
Public Infrastructure Program	Off site public improvements, traffic/circulation, infrastructure, utilities, streetscapes	\$5,530,000
West Valley Alley Reconstruction - Reseda	Alley reconstruction, repair w/i Reseda commercial business district	1,000,000
Canoga Park Traffic Circulation Improvements	Various streetscape/circulation improvements to Canoga Park Central Business District	500,000
Reseda River Loop	Recreational/open space improvements to LA River/adjacent property	275,000
West Valley Alleys - Canoga Park	Alley reconstruction, repair w/i Canoga Park commercial business district	500,000
Winnetka Streetscape	Various streetscape improvements to Winnetka Central Business District	315,000
Reseda Streetscape	Reconstruction of medians on Sherman Way in Reseda Central Business District	2,000,000
AB1290 Work Program - Public Improvements	Off site public improvements, traffic/circulation, infrastructure, utilities, streetscapes	1,012,100
Canoga Connect Pedestrian Linkages Plan	Create network of pedestrian and transit friendly routes in Canoga Park	2,100,000
Community Facilities Program	Includes construction/improvement of childcare, community centers, public facilities, etc.	3,800,000
Security Cameras	Installation of security cameras for public safety in key locations w/i project area.	350,000
<b>TOTAL</b>		<b>\$17,382,100</b>