FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries relative to this matter refer to File No.

06-3109

CITY OF LOS ANGELES
CALIFORNIA

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CLAUDIA M. DUNN
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CD 9

March 21, 2007

Councilmember Perry
Chief Legislative Analyst
General Services Department
Community Redevelopment Agency
Bureau of Engineering

RE: DEVELOPMENT OF THE COUNCIL DISTRICT NINE CONSTITUENT SERVICE CENTER

At the meeting of the Council held March 21, 2007, the following action was taken:

Attached report adopted	X
Attached motion (-) adopted	
Attached resolution adopted	X
FORTHWITH	
Mayor concurred	
To the Mayor FORTHWITH	
Motion adopted to approve communication recommendation(s)	
Motion adopted to approve committee report recommendation(s)	
Publication date	
Effective date	
Mayor approved	
Findings adopted	
Negative Declaration adopted	
Categorically exempt	
Generally exempt	

Frank T. Martinez

City Clerk
dng

File No. 06-3109

TO THE COUNCIL OF THE CITY OF LOS ANGELES

Your HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

reports as follows:

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE REPORT and RESOLUTION relative to the development of the Council District Nine Constituent Service Center (CSC).

Recommendations for Council action:

1. ADOPT the accompanying Joint Finding of Benefit Resolution finding that the acquisition of 4323 South Central Avenue (Site) is of benefit to the Council District Nine Corridors South of the Santa Monica Freeway Recovery Redevelopment Project Area (CD9 Project Area); that there are no other reasonable means of financing available to the City; and, that the acquisition of the Site and development as a CSC is consistent with the CD 9 Project Area Redevelopment Plan and Five-Year Implementation Plan.

2. AUTHORIZE the Community Redevelopment Agency (CRA), Chief Executive Officer, or designee, to execute and convey the Site by Grant Deed to the City of Los Angeles, acting by and through its General Services Department (GSD) for the construction of the CSC at the time the City is prepared to issue a Notice to Proceed.

Fiscal Impact Statement: The Chief Legislative Analyst (CLA) reports that the construction of the proposed CSC is being financed through a prior allocation of $11.0 million in Municipal Improvement Corporation of Los Angeles (MICLA) funds. MICLA financing is a repayment obligation of the City's General Fund.

Summary:

In its transmittal dated March 5, 2007, the CLA recommends that Council convey, by Grant Deed, CRA-owned property located at 4323 South Central Avenue (Site) to the City of Los Angeles as the location for the development of the CSC. The Site is to be conveyed to the City through the GSD. The CSC construction is under the project management of the Bureau of Engineering (BOE). The design and construction of the building is to be Leadership in Energy and Environmental Design (LEED) certified. The Grant Deed is to be conveyed at such time as the City issues a Notice to Proceed on CSC construction.

As planned, the CSC will be comprised of a 9,000 square foot building, a rooftop garden, a landscaped public plaza, and 40 public parking spaces. The interior space will provide: a public counter (Departments of City Planning and Building and Safety); Council District Nine office space; office space dedicated to local non-profits; and, a community room/kitchen for public meetings and programmed community education programs.

The CLA notes that the City has previously allocated approximately $11.0 million in MICLA funds for the construction of the CSC. Budgetary resources will be provided for ongoing maintenance of the facility. The CSC's design and drawings have been completed as has plan check through the Department of Building and Safety. An independent construct-ability review has also been completed and bid documents will be released within two weeks. Project award is set for August 2007, with construction completion projected for November 2008. The CRA will continue to maintain and secure the Site until the City issues its Notice to Proceed. Funds for such costs are contained in the CRA's FY07 Budget and Work Program.

At a special meeting held March 6, 2007, the Housing, Community, and Economic Development Committee considered this matter and recommended that Council approve the recommendations of the CLA, as submitted in its report dated March 5, 2007. This matter is now submitted to Council for its consideration.

Respectfully submitted,

HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT COMMITTEE

MEMBER	VOTE
WESSON	YES
REYES	YES
CARDENAS	YES
GARCETTI	YES
PERRY	YES

AMA
03/12/07
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#063109.wpd

Rpt & Reso

ADOPTED

MAR 21 2007

LOS ANGELES CITY COUNCIL

ATTACHMENT A

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, PURSUANT TO SECTIONS 33445 AND 33679 OF THE CALIFORNIA REDEVELOPMENT LAW DETERMINING THAT THE ACQUISITION OF LAND AT 4323 S. CENTRAL AVENUE FOR THE DEVELOPMENT OF A CONSTITUENT SERVICE CENTER IN THE CD9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA IS TO BENEFIT THE PROJECT AREA

WHEREAS, the Community Redevelopment Agency of the City of Los Angeles, California (the "Agency") is engaged in redevelopment and revitalization of the CD9 Project Area pursuant to the adopted Redevelopment Plan for the CD9 Corridors South of the Santa Monica Freeway Recovery Redevelopment Project Area; and

WHEREAS, the Redevelopment of the property at 4323 South Central Avenue will assist in eliminating one or more blighting conditions by redeveloping a site that housed dilapidated commercial and industrial properties; and

WHEREAS, the Section 105 of the Redevelopment Plan calls for "Community facilities to be maintained and expanded, e.g. parks, libraries, senior and youth centers, etc;" and

WHEREAS, Section (III)(8)(a) of the Five-Year Implementation Plan for the Project Area calls for "the development of a Community Service Center at the southwest corner of 43rd Street and Central Avenue," and for the Agency to assist with site assembly through both financial and staff support; and

WHEREAS, the Redevelopment Plan for the Project Area calls for the expansion and creation of new businesses and jobs, which can be supported by easier access to information about land use and permits; and

WHEREAS, access to transit and traffic congestion makes it difficult for area residents to travel to Downtown City Hall to find information on City services;

WHEREAS, the targeted parcels for assembly required environmental remediation, including asbestos abatement for the fast food restaurant that was located on the Site and removal of hazardous materials caused by a fire at the candle shop that was located on the Site; and

WHEREAS, the assembly of the Site will allow for the City's Bureau of Engineering to complete preparation for the development of the Constituent Service Center; and

WHEREAS, the development of the Constituent Service Center will provide a public counter offering the community better access to information about City services, including land use information, obtaining permits, and other government services, will

offer a public meeting space for community-based organizations, and will create new public open spaces and a garden for community use; and

WHEREAS the Agency intends to fund a portion of the land assembly from Project Area tax increment funds and bond proceeds; and

WHEREAS the Agency used funding from the City's Targeted Neighborhood Initiative for a portion of the acquisition, and has determined that the available CDBG funds for acquisition are insufficient to meet costs, and that the MICLA bond funds available to the project are being expended for design and construction of the Constituent Service Center, leaving no other reasonable funding sources to contribute to the remaining costs of the site acquisition; and

WHEREAS, Sections 33445 and 33679 of the California Health and Safety Code requires the Agency and City to make certain findings before Agency funds may be used to pay for land acquisition for a publicly owned building; and

WHEREAS, the Commissioners of the Agency and the City Council of the City of Los Angeles, have reviewed and considered the facts and information with respect to the public improvements.

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

The City and Agency find, determine and resolve that based upon the information in the Agency Board Memorandum and recitals, above: 1) the acquisition of land at the southwest corner of 43rd Street and Central Avenue, for the development of a Constituent Service Center on that site, is of benefit to the CD9 Corridors South of the Santa Monica Freeway Recovery Redevelopment Project Area in that it will assist in eliminating one or more blighting conditions; 2) no other reasonable means of financing the public improvements consistent with the purpose of the redevelopment plan is available; and 3) the acquisition of the land the subsequent development of the Constituent Service Center is consistent with the Redevelopment Plan and the Five-Year Implementation Plan for the Project Area.

ADOPTED BY THE AGENCY: _____

ADOPTED BY THE CITY COUNCIL: _____

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF MAR 21 2007
BY A MAJORITY OF ALL ITS MEMBERS.

FRANK T. MARTINEZ
CITY CLERK
BY _____
DEPUTY