

COMMUNICATION

TO: LOS ANGELES CITY COUNCIL

File No. 09-0451-S1

**FROM: COUNCILMEMBER HERB WESSON, CHAIR
HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE**

COMMUNICATION FROM CHAIR, HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE relative to a joint development agreement for the development of the Highland Park Transit Village Project.

Recommendations for Council action:

1. APPROVE in concept the Joint Development Agreement (JDA) Terms and Conditions (Term Sheet) as described in the attachment to the Los Angeles Housing Department (LAHD) report dated May 10, 2010 (Transmittal) for the development of the Highland Park Transit Village (Project) (formerly known as the Avenue 57 Transit Oriented District Project) at the sites listed below as a partnership between the LAHD, the Los Angeles Department of Transportation (LADOT) and McCormack Baron Salazar (Developer), a for-profit developer:

Site One - LADOT Lot No. 635:

Address: 119 North Avenue 56, Los Angeles, CA 90042

APNs: 5468-033-900, 5468-033-901, 5468-033-902, 5468-033-903

Site Two - LADOT Lot No. 636 and No. 695:

Address: 5712 Marmion Way, Los Angeles, CA 90042

APNs: 5492-001-900, 5492-001-901, 5492-001-902

Site Three - LADOT Lot No. 637:

Address: 5826 Marmion Way, Los Angeles, CA 90042

APN: 5492-012-900

2. AUTHORIZE the General Managers of LAHD and LADOT, or designees, to:
 - a. Extend to September 30, 2010, the terms of an Exclusive Right to Negotiate (ERN) with the Developer to finalize a JDA for the development of the Project as originally authorized by Council action (Council file No. 03-2744).
 - b. Prepare the JDA with the Developer, with assistance from the City Attorney, for implementation of the Project, including language necessary to approve: a) the lease of three City-owned public parking lots (Lot No. 635, 636 and 695); b) the sale of one City-owned public parking lot (Lot No. 637); and c) the development of a transit-oriented mixed-income, mixed-use development that will feature affordable housing and the replacement of 223 public parking spaces, in conformance with the Term Sheet attached to the Transmittal plus submittal of the Project Schedule and Project Budget.
 - c. Report back to the Council and Mayor for final approval of the JDA prior to the expiration of the ERN.

Fiscal Impact Statement: The City Administrative Officer reports that there is no impact to the General Fund. Approval of the recommendations approve the terms of a JDA for the development of the Highland Park Transit Village as a partnership between the LAHD, LADOT and a for-profit developer. However, the departments must return for Mayor and Council approval of the final JDA prior to execution. The City's Financial Policies are not applicable to the CAO report recommendations since no funding commitment is being made at this time.

Community Impact Statement: None submitted.

Summary:

At its regular meeting held June 16, 2010, the Housing, Community and Economic Development Committee considered a joint development agreement for the development of the Highland Park Transit Village Project. Representatives from the CAO and LAHD gave the Committee background information on the matter. An opportunity for public comment was held. After a brief discussion, the Committee moved to approve the recommendations contained in the CAO report. This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

HERB WESSON, CHAIR
HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
WESSON:	YES
REYES:	ABSENT
ALARCÓN:	ABSENT
CÁRDENAS:	ABSENT
PERRY:	ABSENT

-Not Official Until Council Acts-

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