



Community Redevelopment Agency  
of the CITY OF LOS ANGELES

DATE / AUG 20 2009

FILE CODE /

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CRA File No. 9083  
Council District: 13  
Contact Person: Neelura Bell  
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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

**COUNCIL TRANSMITTAL:**

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on August 20, 2009 for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

**VARIOUS ACTIONS RELATED TO:**

AGREEMENT WITH THE LOS ANGELES UNIFIED SCHOOL DISTRICT TO PROVIDE \$56,375 FOR THE DEVELOPMENT OF A SKATE PARK AT JOSEPH LECONTE MIDDLE SCHOOL LOCATED AT 1316 NORTH BRONSON AVENUE AND FINDINGS RELATING TO SUCH EXPENDITURE

HOLLYWOOD REDEVELOPMENT PROJECT AREA  
HOLLYWOOD AND CENTRAL REGION (CD 13)

**RECOMMENDATION**

That City Council approve(s) recommendation(s) on the attached Board Memorandum.

**ENVIRONMENTAL REVIEW**

The proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 and 15314 of the CRA/LA CEQA Guidelines.

**FISCAL IMPACT STATEMENT**

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

Cecilia V. Estolano, Chief Executive Officer



cc: Alan Aletti, 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  
Helmi Hisserich, Office of the Mayor  
Noreen Vincent, Office of the City Attorney  
Eric Garcetti, CD 13, Los Angeles City Council President

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

MEMORANDUM

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DATE: AUGUST 20, 2009 HW2991

TO: CRA/LA BOARD OF COMMISSIONERS

FROM: CECILIA V. ESTOLANO, CHIEF EXECUTIVE OFFICER

RESPONSIBLE PARTIES: LESLIE LAMBERT, REGIONAL ADMINISTRATOR  
NEELURA BELL, PROJECT MANAGER

SUBJECT: AGREEMENT WITH THE LOS ANGELES UNIFIED SCHOOL DISTRICT TO PROVIDE \$56,375 FOR THE DEVELOPMENT OF A SKATE PARK AT JOSEPH LECONTE MIDDLE SCHOOL LOCATED AT 1316 NORTH BRONSON AVENUE AND FINDINGS RELATING TO SUCH EXPENDITURE

HOLLYWOOD AND CENTRAL REGION (CD13)

RECOMMENDATIONS

That the CRA/LA Board of Commissioners, subject to City Council review and approval:

1. Adopt, and request that the City Council adopt, a joint resolution pursuant to Section 33345 of the Health and Safety Code finding, among other things, that the provision of \$56,375 in AB1290 Funds for the development of the Joseph LeConte Middle School Skate Park (the "Skate Park") located at 1316 North Bronson Avenue is of benefit to the Hollywood Redevelopment Project Area.
2. Authorize the Chief Executive Officer or designee to negotiate and execute an agreement with Los Angeles Unified School District, providing for funding of the development of the Skate Park, in an amount not to exceed \$56,375.

SUMMARY

Joseph LeConte Middle School is located in the Hollywood Redevelopment Project Area and is the proud home of a skateboard program established in April 2004 by a couple of passionate teachers in conjunction with the Los Angeles Unified School District's after school program, Beyond the Bell Literacy, Arts, Culture, Education and Recreation Program. The program's mission is to provide an engaging and fun safe-haven for local youth who are constantly exposed to gang violence and juvenile crime. In order to improve the space in which the program is operated, the school is working towards launching a skate park on campus.

RE

Initial Action.

SOURCE OF FUNDS

Hollywood Redevelopment Project Area AB1290 Funds.

PROGRAM AND BUDGET IMPACT

There are sufficient AB1290 funds available to fund the Program. There will be no adverse impact to the Hollywood Redevelopment Project Area's FY10 work program or the City's general fund.

ENVIRONMENTAL REVIEW

The proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 and 15314 of the CRA/LA CEQA Guidelines.

BACKGROUND

In an effort to create positive opportunities for recreation and engagement for local youth, the 13<sup>th</sup> District Council Office is interested in using AB1290 funds to support the development and expansion of after-school programs and activities which provide students with choices that will hopefully deter their potential exposure to gang violence and juvenile crime. Joseph LeConte Middle School has been operating a skateboard program since 2004. The proposed Skate Park will provide a better facility for the program and enable the accommodation of additional interested students. Currently the program serves 800 of its students. With the building of the new Skate Park, the school wants to make the facility available to students from the neighboring Hollywood and Bernstein High Schools.

The school identified and contacted firms with experience in skateboard park development. Three firms replied and the respondent with the lowest bid, Pacific Ramp Designs was selected to construct the park at a cost of \$45,100. The other bids were submitted by Spohncrete Ranch/True Ride and Skatewave by Landscape Structures for \$47,959 and \$48,000 respectively. Since the school was unaware of the funding source from which the Council Office was going to seek funding, the bid did not include prevailing wages. Therefore, staff is recommending approval of up to an additional 25%, which brings the maximum total amount to \$56,375, to accommodate the expected increase in costs for the prevailing wage adjustment.

[CRA funds will be remitted to LAUSD according to the following schedule: Payment 1: Upon the LAUSD's making the finding that it has no other resources to fund the development of the skate park, executing an agreement with CRA/LA, executing an agreement with the Contractor, and securing the required permits, a payment of 25% will be made; Payment 2: Upon the completion of 50% of the work, a payment of 25% will be made; Payment 3: Upon the completion of 75% of the work, a payment of 25% will be made; Payment 4: Upon the completion of 100% of the work and the securing of a certification of completion, the final payment of 25% will be made.

Portions of the Hollywood community have struggled with gang presence and youth delinquency. There is limited recreational and open space in the area and places where youth can feel safe in participating in skateboarding and other activities. To address this need, a number of the LAUSD campuses have established afterschool programs offering a broad range of program from the basic educational courses supplemental assistance and enrichment to arts,

culture and music to recreational sports. For the most part, these programs are able to utilize existing facility resources. In the case of the skateboarding program specialty practice, competition/performance areas are needed which are not typically found on campuses.

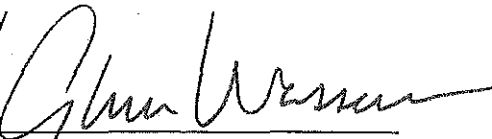
Section 33345 of the California Health and Safety Code permits a redevelopment agency to use redevelopment funds to construct and install any public improvements if three findings can be made. The findings for this action are described below:

- Finding 1: 33345(a) (1) *The improvement is of benefit to the Project Area.* This Project addresses two objectives of the Five-Year Implementation Plan, including (1) supporting and encouraging the development of social services and (2) promoting and encouraging the development of recreational and cultural facilities and open spaces.
- Finding 2: 33345(a) (2) *No other reasonable means of financing is available to finance the improvement.* The Los Angeles Unified School District is facing a severe budget shortfall, and therefore, has no funding for this type of facility enhancement. Thus, there is no other reasonable source of funding that can be used for the proposed Project.
- Finding 3: 33345(a)(3) *The payment of funds for the public improvement will assist in the elimination of blight and is consistent with the Hollywood Redevelopment Project Area Implementation Plan adopted by the Board of Commissioners on May 15, 2008.* One of the conditions of blight cited in the adoption of the Hollywood Redevelopment Project Area Five-Year Implementation was that the "levels of crime were among the highest in the city". Two of the Plan's objectives in Section I.C.4 and 14 are met by this project. These objectives are to support and encourage the development of social services and to promote and encourage the development of recreational and cultural facilities and open space. A significant percentage of that crime is attributable to gang violence and other juvenile offenses. The proposed project is intended to serve as public facility space which is a safe-haven that provides youth with intervention strategies giving them options to engagement in destructive activity.

Council President Eric Garcetti (CD13) requested, in correspondence dated April 2, 2009, that CRA/LA use AB1290 funds for this project.

Cecilia V. Estolano  
Chief Executive Officer

By

  
\_\_\_\_\_  
Glenn F. Wasserman  
Chief Operating Officer

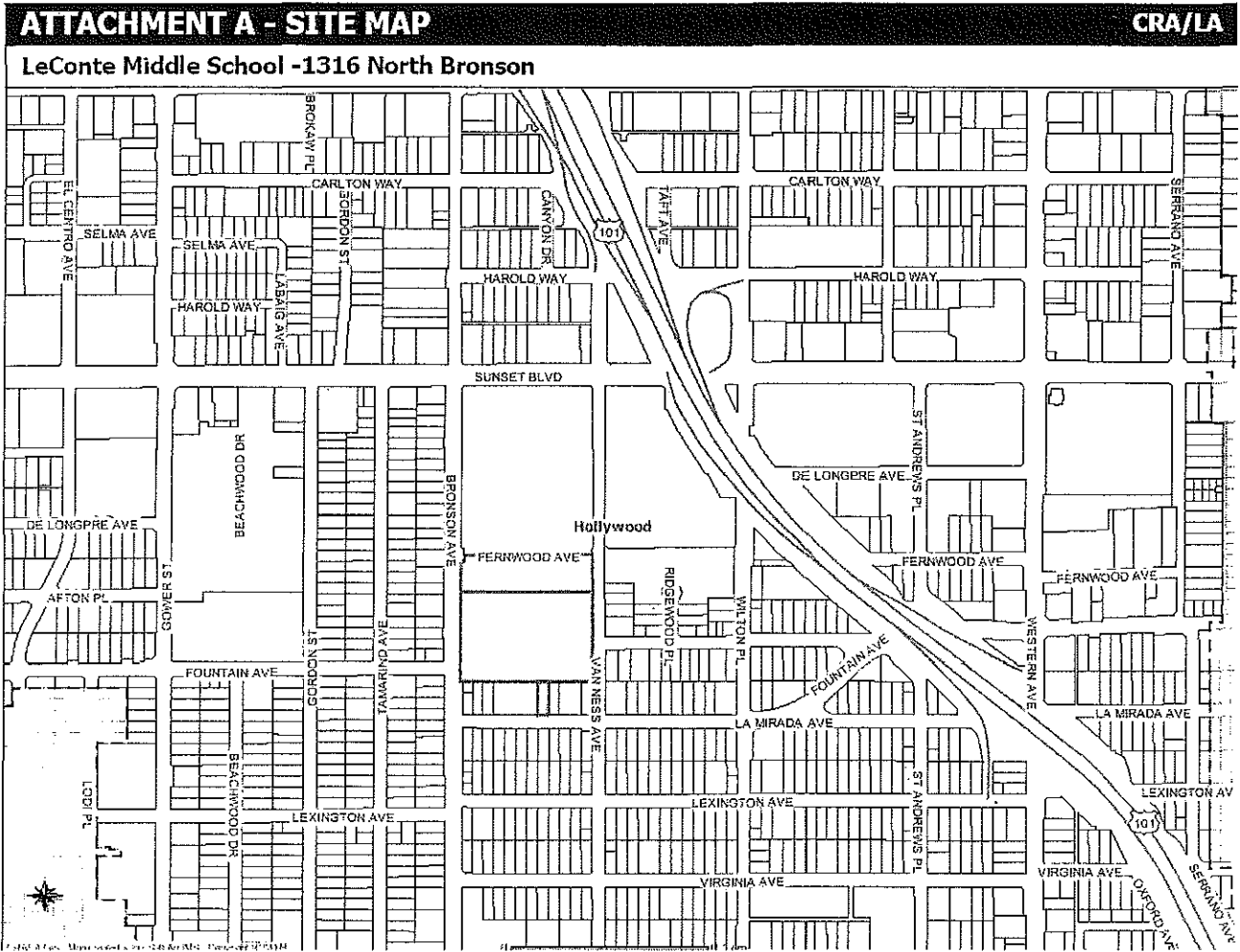
There is no conflict of interest known to me to exist with regard to any CRA/LA officer or employee concerning this action.

Attachment A – Site Map

Attachment B – Finding of Benefit Resolution

Attachment C – Skateboard Park Example

**ATTACHMENT A**  
**SITE MAP**



**ATTACHMENT B**  
**FINDING OF BENEFIT RESOLUTION**

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

**A JOINT RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES AND THE CITY OF LOS ANGELES MAKING THE FINDINGS THAT THE PROVISION OF \$ \_\_\_\_\_ TO THE LOS ANGELES UNIFIED SCHOOL DISTRICT FOR THE DEVELOPMENT OF A SKATE PARK AT JOSEPH LECONTE MIDDLE SCHOOL IS OF BENEFIT TO THE HOLLYWOOD REDEVELOPMENT PROJECT AREA IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445**

WHEREAS, the Redevelopment Plan for the Hollywood Redevelopment Project Area was adopted by the Los Angeles City Council on May 7, 1986, by Ordinance No. 161,202; and

WHEREAS, the CRA/LA Board of Commissioners and City Council adopted a Five-Year Implementation Plan on May 15, 2008; and

WHEREAS, Five-Year Implementation Plan identified inadequate public improvements and insufficient open space and that the levels of crime being among the highest in the City as a blighting conditions in the Hollywood Redevelopment Project Area; and

WHEREAS, the development of the Skate Park will address the implementation plan objectives to support and encourage the development of social services and to promote and encouraging the development of recreational and cultural facilities and open spaces; and

WHEREAS, the Los Angeles Unified School District (LAUSD) has insufficient funds available at this time for this purpose, CRA/LA will fund the construction of the Skate Park for up to \$56,375; 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 construction or installation of any building, facility, structure or other improvements which are publicly owned outside the redevelopment project if they are found to be of benefit to the redevelopment project from which the redevelopment funds are drawn, that there is no other reasonable means of financing the improvements available to the city, and that the improvements will assist in the elimination of at least one blighting condition consistent with the implementation plan for the area; and

WHEREAS, the CRA/LA Board of Commissioners and the City Council of the City of Los Angeles have reviewed and considered the facts and information with respect to the public improvements and have made the required findings.

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. That improvement is of benefit to the Project Area in that it addresses two objectives of the Five-Year Implementation Plan, including (1) supporting and encouraging the development of social services and (2) promoting and encouraging the development of recreational and cultural facilities and open spaces; and
2. That no other reasonable means of financing is available to finance the improvement because the Los Angeles Unified School District is facing a severe budget shortfall, and therefore, has no funding for this type of facility enhancement; and
3. The payment of funds for the public improvement will assist in the elimination of blight and is consistent with the Hollywood Redevelopment Project Area Implementation Plan adopted by the Board of Commissioners on May 15, 2008. One of the conditions of blight cited in the adoption of the Hollywood Redevelopment Project Area Five-Year Implementation was that the "levels of crime were among the highest in the city". Two of the Plan's objectives in Section I.C.4 and 14 are met by this project. These objectives are to support and encourage the development of social services and to promote and encourage the development of recreational and cultural facilities and open space. A significant percentage of that crime is attributable to gang violence and other juvenile offenses. The proposed project is intended to serve as public facility space which is a safe-haven that provides youth with intervention strategies giving them options to engagement in destructive activity.

ADOPTED BY CRA/LA: \_\_\_\_\_

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

**ATTACHMENT C**  
**SKATEBOARD PARK LE CONTE CONCEPT AND FINISHED DESIGN EXAMPLE**

