COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles
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Carlos Jackson
Executive Director

November 27, 2007

Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

HEARING ON REDEVELOPMENT PLAN AND IMPLEMENTATION PLAN FOR THE WILLOWBROOK COMMUNITY REDEVELOPMENT PROJECT AREA (2)
(3 Vote)

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:

1. Find that the public hearing to receive public testimony on the Redevelopment Plan and Five-Year Implementation Plan for the Willowbrook Redevelopment Project Area is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because it will not have the potential for causing a significant effect on the environment.

2. Receive public testimony on the Redevelopment Plan and Five-Year Implementation Plan for the Willowbrook Community Redevelopment Project Area (Project Area), as required under Section 33490(c) of the California Health and Safety Code; and at the conclusion of the public hearing, refer said testimony to the Executive Director of the Community Development Commission (Commission) to consider for future implementation.

PURPOSE/JUSTIFICATION FOR RECOMMENDED ACTION:

California Health and Safety Code, Section 33490(c), requires that the Commission, at least once within the five-year term of the Implementation Plan, conduct a public hearing and hear public testimony for the purpose of reviewing the Redevelopment Plan for the Project Area and its corresponding Implementation Plan, and evaluating the progress of the Project Area.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

In October 1977 your Board adopted a Redevelopment Plan for the Project Area. The Redevelopment Plan is a long-range strategy to promote economic well-being and alleviate blight within the designated Project Area.

In February 2005, your Board adopted a Five-Year Implementation Plan for the Project Area. The Implementation Plan defines the following: specific goals and objectives; proposed projects and expenditures; activities to eliminate blight; and plans to increase, improve, and preserve low- and moderate-income housing.

Pursuant to the California Health and Safety Code Section 33490(c), a public hearing is being conducted to receive testimony regarding the Redevelopment Plan and corresponding Implementation Plan, and to evaluate the progress of redevelopment activities in the Project Area. Public testimony will be referred to the Commission, as the redevelopment agency for the County of Los Angeles, and will be considered for future implementation. A revised Implementation Plan will be prepared in 2009, to reflect revised goals and objectives, and will be presented to your Board for approval.

Pursuant to California Health and Safety Code Section 33490(d), notice of the public hearing was posted in four different locations within the Project Area and published once a week for three successive weeks in a newspaper serving the Project Area. Publication and posting was completed ten days prior to the date set for the hearing.

ENVIRONMENTAL DOCUMENTATION:

This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROGRAM:

The public hearing will provide an opportunity to hear testimony of all interested parties, as required by the California Health and Safety Code.

Respectfully submitted,

for CARLOS JACKSON
Executive Director

CC:DR:nb/bl-5yrWillowbrook