



County of Los Angeles
CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

March 24, 2008

To: Supervisor Yvonne B. Burke, Chair
Supervisor Gloria Molina
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: William T Fujioka
Chief Executive Officer

Board of Supervisors
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PRELIMINARY REPORT – THIRD AMENDMENT TO THE EARTHQUAKE DISASTER ASSISTANCE PLAN FOR THE LAUREL CANYON COMMERCIAL CORRIDOR REDEVELOPMENT PROJECT – CITY OF LOS ANGELES (THIRD DISTRICT)

Consistent with Board policy and direction, we are advising your Board that the City of Los Angeles sent us the Preliminary Report for the proposed amendment for the Earthquake Disaster Assistance Plan for the Laurel Canyon Commercial Corridor Redevelopment Project. The proposed amendment will provide for the redevelopment of the Valley Plaza Shopping Center as a commercial and retail center. Additionally, the Laurel Plaza Shopping Center site will be developed for 742 multi-family residential units. The Project will also involve the relocation of a park site.

The Plan will: add authority for the acquisition by eminent domain of property within the Project Area, except for properties on which persons lawfully reside; extend the effective period of the Plan from 2012 to 2027; extend the period of time for incurring debt from 2009 to 2024; extend the last date for receipt of tax increment from 2031 to 2041; and increase the limitation of the amount of bonded indebtedness from \$25 million to \$50 million.

Each Supervisor
May 24, 2004
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This report includes the following information:

- Map of Project Area (Attachment I)
- Physical and Economic Conditions of Blight (Attachment II)
- List of Program Costs (Attachment III)
- Impact on County General Fund (Attachment IV)
- County comment letter on the Draft Environmental Impact Report (Attachment V)

This office conducted a site visit and a review of the Agency's blight findings from the Preliminary Report. The Preliminary Report includes: findings of blight; a description of how the projects and programs will eliminate the remaining blight; and an estimate of project costs. Based on this preliminary analysis, it is our conclusion that the project area generally reflects conditions not inconsistent with the "significant remaining blight" legal requirements contained in Community Redevelopment Law (CRL).

In addition to the preparation of the Preliminary Report, CRL also requires the Agency to submit a Draft Environmental Impact Report (DEIR). This Office reviewed the DEIR and received input from the Departments of Public Works and Regional Planning. Based on that review, we submitted a comment letter to the Agency (Attachment V) regarding the cumulative impacts of the Project in the context of other reasonably foreseeable projects in the immediate area. We have yet to receive the Agency's reply to that comment, and upon receipt will refer it to the Departments of Public Works and Regional Planning.

The Agency has indicated that it plans to adopt the proposed amendment in April or May 2008. We will keep your Board updated on this matter. If you have any questions or need additional information, please contact Robert Moran at (213) 974-1130, or via e-mail at rmoran@ceo.lacounty.gov.

WTF:LS
DSP:RTM:os

Attachments (5)

c: Executive Officer, Board of Supervisors
County Counsel
Auditor-Controller

PROJECT AREA DESCRIPTION
PHYSICAL AND ECONOMIC CONDITIONS OF BLIGHT
(From Agency's Preliminary Report)

Physical and Economic Blight Conditions:

The following is a brief summary of the physical and economic blight conditions that are described in the Agency's Preliminary Report for the Project Area:

- **Substandard Building Configuration.** A total of thirty-five separate buildings in the Area, constructed in the 1950's and designed with their orientation towards the street, with secondary entrances from the rear parking lot. This dual orientation is not compatible with modern retail, and most of the street frontage display areas have been abandoned.
- **Multiple Ownership.** In September 2005, the Area had twenty-three separate ownership entities, making it extremely difficult to gain consensus to redevelop the center to meet current market standards or make planned, coherent changes.
- **Parcel Size.** Seventy-nine percent of the retail outlets are less than 20,000 square feet, which is less than the requirements of most modern retail operations.
- **Substandard Lot and Parking Configuration.** The Valley Plaza was developed on seven separate city blocks, each separated by public streets. It is unlikely shoppers are willing to walk to other parts of the center, especially given the poor condition of the buildings and the presence of homeless persons, trash, and graffiti. The poor layout of Valley Plaza has been further aggravated by the placement of a new middle school in the middle of the Plaza by LAUSD.
- **Abnormally Low Lease Rates.** Typical lease rates for retail space in the San Fernando Valley are between \$2.25 and \$2.50 per square foot. In the Project Area, rents in 2005 and 2006 were between \$0.70 and \$1.00, well below market. According to property managers, these low rents were due to the age and configuration of the buildings, and the tenant mix.
- **Abnormally High Vacancies.** The vacancy rate for retail space in the Project Area (excluding the theater and Sears) was fourteen percent, well above the three percent vacancy rate reported for retail centers in the east San Fernando Valley at the end of 2004.
- **High Crime Rate.** According to LAPD, the Project Area experiences on-going crime problems, in part, due to the physical layout and inadequate lighting in the parking lots. The Area experiences a significant amount of crime associated with the homeless encampments that arise on an on-going basis. The most serious crime problems include: car jacking and robberies in the parking lots; vandalism, loitering, litter, and petty theft; and break-ins that occur in the vacant buildings.

LIST OF ESTIMATED PROGRAM COSTS

Item or Program	Amount
Existing Debt Service	\$6,976,000
Work Program Expenditures	\$16,929,000
Future Discretionary Projects	\$88,690,000
TOTAL COSTS	\$112,595,000

IMPACT ON COUNTY GENERAL FUND

Proposed Extension of Plan Limits

- **Incurring Debt:** 15 Years
- **Redevelopment Activities:** 15 Years
- **Limitations on Collection of Tax Increment:** No extension

Estimated Project Revenues

- **Assumed Annual Real Property Growth Rate:** 2.0%
- **1994-95 Base Year Assessed Valuations:** \$228,110,000
- **Total Gross Estimated Increment (35-Year Collection):** \$303,045,000
- **Total Housing Set-Aside (25%):** \$75,761,000
- **Total AB 1290 Pass-through payments:** \$84,891,000

* Note: Because the proposed Amendment would not extend the time limit for the receipt of tax increment beyond the period allowed by law, there is no estimated fiscal impact on the County. The Agency would likely argue that failure to amend the Project as proposed would jeopardize the current development plan, and ultimately result in less future tax increments, thus reducing potential AB 1290 pass-through payments to all taxing agencies, including the County.



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Fifth District

December 18, 2007

Dr. Robert Manford
Senior Planner
Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, CA 90013

Dear Dr. Manford:

**DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS FOR THE
EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR THE LAUREL CANYON
COMMERCIAL CORRIDOR REDEVELOPMENT PLAN**

In conjunction with our review of the proposed amendment to the Laurel Canyon redevelopment plan, we have consulted with technical experts in the County Departments of Public Works and Regional Planning regarding the Traffic Analysis that was included in the Draft Environmental Impact Report (DEIR) for the Earthquake Disaster Assistance Project for the Laurel Canyon Commercial Corridor Redevelopment Plan. Based on that review, we are submitting the following comment:

All significant planned projects need to be included in the estimation of future traffic conditions in the DEIR traffic analysis.

In order to estimate future traffic conditions, a list of "related projects" was reflected in the traffic analysis of the DEIR. Estimated daily trip generation was then estimated for these 39 related projects, and was included in the future (2010) "Without Project" traffic estimates. The list of 39 related projects does not include two proposed projects that could significantly impact traffic in the area: the NoHo Artwave Project and the Universal City Vision Plan.

The NoHo Artwave Project, which will be located less than 1.5 miles from the proposed project, is reported to include: 157,000 square feet of commercial/retail; a 1,100 seat theater; 562 residential units; 1 million square feet of office space; and 6,200 parking spaces. The Vision Plan for Universal City, located approximately 3.5 miles from the proposed project, is proposing: 215,000 square feet of commercial/retail; 2,900 residential units; and 1.1 million square feet of production

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and office space. Based on the level of development proposed, the impact of these two projects may need to be evaluated for inclusion in the cumulative impact study, and appropriate mitigation identified.

We appreciate the opportunity to comment on the DEIR and look forward to your reply. Should you have any questions regarding these comments, please contact Robert Moran at (213) 974-1130.

Sincerely,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF: LS
DSP:RTM:ib

Attachments

c: Raymond G. Fortner, Jr., County Counsel

**Table 8
Related Projects Location, Description, and Trip Generation**

Map No.	Location (Address)	Size Unit	Description	AM Peak Hour				PM Peak Hour		
				Daily	In	Out	Total	In	Out	Total
1.	8652 Sunland Bl ⁽¹⁾	10,000 sf 7,000 sf	<u>Sunland Commercial</u> Shopping Center Office Building	995	32	11	43	48	108	156
2.	9227 Tujunga Av ⁽²⁾	55,000 sf 40,000 sf 2,500 sf	<u>Bradley Landfill & Recycling Center</u> Transfer Station Materials Recovery Facility Support Facility	5,796	302	210	512	265	270	535
3.	8701 Sharp Av ⁽³⁾	Other	Major League Baseball Youth Academy	1,615			0	187	136	323
4.	8401 Arleta Av ⁽¹⁾	2,673 seats	East Valley High School #1A, Middle School #3	8,460	502	581	1083	201	8	209
5.	7660 Lankershim Bl ⁽⁴⁾	120 du	Apartments	806	10	51	61	50	24	74
6.	7401 Lankershim Bl ⁽¹⁾	106 du 4,731 sf	<u>Casa Lankershim</u> Apartments Convenience Market	1,205	43	71	113	71	57	128
7.	12440 Satcoy St ⁽¹⁾	10 acres	Saticoy Storage	420	9	7	16	34	34	68
8.	14450 Arminta St ⁽¹⁾	343,762 sf	Van Nuys Center, Phase 2	3,370	282	38	320	42	312	354
9.	13751 Sherman Way ⁽¹⁾	52 du	Housing/Day Care	785	28	42	70	49	38	87
10.	6818 Van Nuys Bl ⁽⁴⁾	120 du 14,435 sf	<u>Apartments & Retail</u> Apartments Specialty Retail	806 640 1446	12 10 22	49 7 56	61 17 78	48 17 65	26 22 48	74 39 113
11.	6900 Calhoun Av ⁽⁴⁾	800 seats	LAUSD E.School #9	1032	246	218	464	101	123	224
12.	6440 Coldwater Cyn Av ⁽⁴⁾	7,910 sf	Evening Restaurant with Banquet Facilities, Daytime Adult Daycare	712	0	0	0	40	19	59
13.	6501 Laurel Cyn Bl ⁽¹⁾	1,809 seats	East Valley New Middle School #1	3,080	369	350	719	(39)	(64)	(103)
14.	11051 Victory Bl ⁽¹⁾	11,051 sf	Target Expansion	340	7	3	10	29	29	58
15.	5511 Vineland Av ⁽⁴⁾	1,479 seats	East Valley High School #1B	2,529	432	367	799	97	110	207
16.	11324 Cumpston St ⁽⁵⁾	191 du 16,750 sf	<u>Lankershim & Cumpston</u> Apartments Pharmacy	1,666	17	74	91	90	58	148

**Table 8 (Cont.)
Related Projects Location, Description, and Trip Generation**

Map No.	Location (Address)	Size Unit	Description	AM Peak Hour			PM Peak Hour			
				Daily	In	Out	Total	In	Out	Total
17.	5300 Lankershim Bl ⁽¹⁾		NoHo Commons	22,300	1,135	372	1,507	1,203	1,750	2,953
18.	11049 McCormick St ⁽⁴⁾	78 du	Apartments	524	8	32	40	31	17	48
19.	11021 McCormick St ⁽¹⁾	152 du 12,000 sf	<u>Mixed Use</u> Apartments Office	790	11	61	72	61	25	86
20.	11049 Magnolia Bl ⁽⁴⁾	196 du	Apartments	1,317	20	80	100	79	43	122
21.	5355 Cartwright Av ⁽⁶⁾	68 du	Apartments	457	7	28	35	27	15	42
22.	11209 Otsego St ⁽⁴⁾	100 du	Apartments	672	10	41	51	40	22	62
23.	5031 Fair Av ⁽¹⁾	257 du	Condominiums	1,370	33	98	131	93	50	143
24.	5800 Fulton Av ⁽¹⁾	2,300 st	Los Angeles Valley College	4,350	441	97	538	212	120	332
25.	5855 Van Nuys Bl ⁽⁴⁾	78,370 sf	Keyes Lexus	2,352	107	38	145	73	113	186
26.	5746 Van Nuys Bl ⁽⁴⁾	48,017 sf	Keyes Acura	1,441	66	22	88	45	69	114
27.	14850 Burbank Bl ⁽⁴⁾	8 vfp	Gas Station w/ convenience market	4,341	69	68	137	77	77	154
28.	5344 Van Nuys Bl ⁽⁴⁾	40,852 sf	Keyes European	1,362	62	22	84	42	66	108
29.	13900 Riverside Dr ⁽¹⁾	220,000 sf	Westfield Fashion Square in Sherman Oaks	2,260	46	28	74	182	196	378
30.	14121 Ventura Bl ⁽¹⁾	88 du 6,000 sf 3,500 sf	<u>Camino Real Mixed-Use Development</u> Condominiums Retail Fast-Food Restaurant without Drive-Thru	1,220	58	73	131	64	49	113
31.	4454 Van Nuys Bl ⁽⁷⁾	84 du	Condominiums	492	6	31	37	30	15	45
32.	13401 Riverside Dr ⁽⁴⁾	142 du	Apartments	824	11	45	56	44	23	67
33.	13330 Riverside Dr ⁽¹⁾	300 st	Armenian School	860	165	78	244	(38)	(34)	(72)
34.	12828 Riverside Dr ⁽⁴⁾	29,475 sf	Office Buildings	325	41	5	46	7	37	44
35.	12629 Riverside Dr ⁽⁴⁾	247 du	Condominiums	1,447	18	88	106	84	42	126
36.	4533 Laurel Canyon Bl ⁽⁶⁾	400 st	Campbell Hall School Expansion	670	189	112	301	16	32	48
37.	4200 Radford Av ⁽⁶⁾		CBS Radford Studio Master Plan Expansion	1,634	102	13	115	42	70	112

**Table 8 (Cont.)
Related Projects Location, Description, and Trip Generation**

Map No.	Location (Address)	Size Unit	Description	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
38.	NEC Ventura Bl & Colfax Av ^[10]	250 du 30,000 sf	Ventura & Colfax Mixed-Use Residential Use Retail/Restaurant	2,054	(21)	98	77	115	17	132
39.	11617 Ventura Bl ^[4]	392 du	Condominiums	2,297	29	143	172	137	67	204

Source:

- [1] Daily trips calculated using the following method: (AM peak trips + PM peak trips) x 5. AM & PM peak trips from LADOT database.
- [2] Traffic Analysis for the Proposed Bradley Landfill and Recycling Center Transition Master Plan, Sun Valley, Crain & Associates, August 2005.
- [3] Traffic Impact Study for Proposed Major League Baseball Youth Academy at Arleta Avenue and Wicks Street, Sun Valley, Crain & Associates, January 2003. Daily trips calculated using the following method: (AM peak trips + PM peak trips) x 5.
- [4] Daily trips from ITE, 7th Edition, 2003. AM & PM peak trips from LADOT database.
- [5] Traffic Impact Study for Residential Mixed-Use Project at Lankershim Boulevard/Cumpston Street (11324 Cumpston Street), North Hollywood, Crain & Associates, February 2003.
- [6] Daily, AM & PM peak trips from ITE, 7th Edition, 2003.
- [7] Traffic Analysis for the Proposed Residential Development at 4454 Van Nuys Boulevard, Sherman Oaks, City of Los Angeles, Crain & Associates, September 2004.
- [8] Traffic Impact Study for Campbell Hall School Expansion, 4533 Laurel Canyon Boulevard, North Hollywood, Crain & Associates, July 2005.
- [9] Traffic Analysis for Proposed Modification to Entitled Expansion Project at CBS Radford Studios, Studio City, Crain & Associates, March 2004.
- [10] Traffic Analysis for Proposed Mixed-Use Development at the Northeast Corner of Ventura Boulevard and Colfax Avenue, City of Los Angeles, Crain & Associates, June 2004.

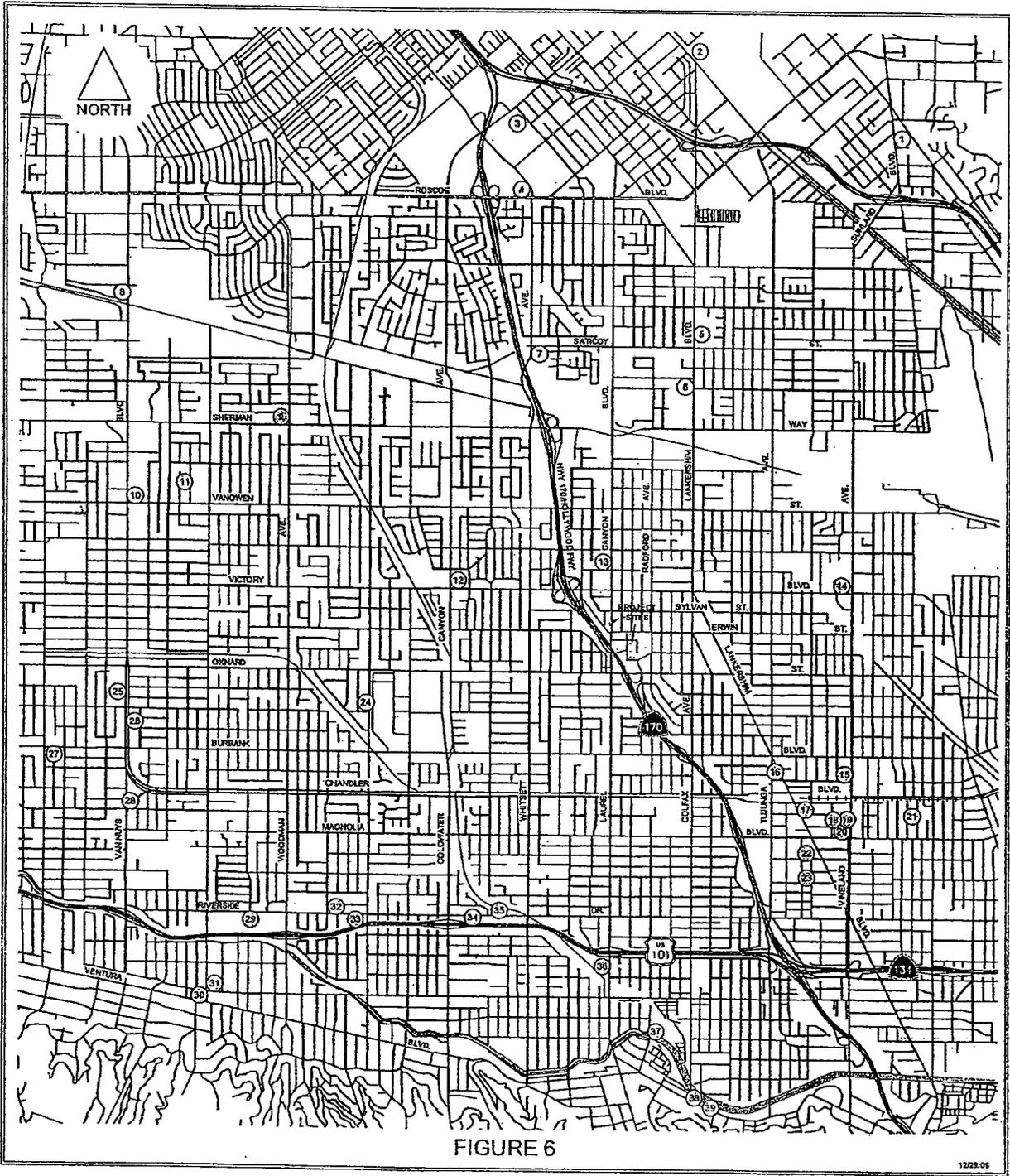


FIGURE 6

12/23/06

FR VALLEY PLAZA # SNYDER/ELPROJ

RELATED PROJECTS LOCATION MAP

CA CRAIN Transportation Planning
Traffic Engineering

AND
ASSOCIATES

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