

**SAN FERNANDO REDEVELOPMENT AGENCY**

**MINUTES**

**MAY 17, 2004 – 6:00 P.M.**

\*\*\*THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE REDEVELOPMENT AGENCY BOARD. AUDIO CASSETTE TAPES OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE CITY CLERK'S OFFICE\*\*\*

**CALL TO ORDER/ROLL CALL**

Chair Maribel De La Torre called the meeting to order at 6:11 p.m.

The following persons were recorded as present:

PRESENT:

Agency:	Chair Maribel De La Torre, Vice-Chair Julie Ruelas, Members Nury Martinez (arrived at 6:16 p.m.), Steven Veres, and José Hernández, Ph.D.
City Treasurer:	Elvira Orozco
Staff:	José E. Pulido, Executive Director; Michael Estrada, City Attorney; Elena G. Chávez, Secretary

**APPROVAL OF AGENDA**

Motion by Member Hernandez, seconded by Vice-Chair Ruelas, to approve the agenda. The motion carried unanimously.

**PUBLIC STATEMENTS**

None.

**CONSENT CALENDAR**

Vice-Chair Ruelas pulled Item #1 for further discussion. Motion by Vice-Chair Ruelas, seconded by Member Hernandez, to approve Consent Calendar Item #2. The motion carried unanimously.

2) APPROVAL OF RESOLUTION NO. 864

**Items Removed for Further Discussion:**

- 1) APPROVAL OF MINUTES OF MAY 3, 2004

Vice-Chair Ruelas said that the minutes incorrectly stated that she called the meeting to order.

Motion by Vice-Chair Ruelas, seconded by Chair De La Torre to approve the minutes with the above correction. The motion carried unanimously.

**NEW BUSINESS**

- 3) SECOND AMENDMENT TO OWNER PARTICIPATION AGREEMENT WITH RYDELL AUTOMOTIVE GROUP, LLC

Mr. Pulido presented the staff report.

Motion by Member Hernández, seconded by Chair De La Torre, to approve the Second Amendment to the Owner Participation Agreement between Rydell Automotive Group, LLC and the Agency. The motion carried unanimously.

- 4) SITE PLAN REVIEW 2003-20: PROPOSED EXPANSION TO AN EXISTING OFF-STREET PARKING LOT LOCATED AT 302 S. BRAND BOULEVARD

Community Development Director Paul Deibel presented the staff report and Associate Planner Fred Ramirez provided a brief overview with a slide presentation.

Staff answered questions regarding parking spaces, driveways, and agreed to include (under Conditions of Approval) that proper/sufficient signage be posted around the handicap parking spaces.

Motion by Member Hernández, seconded by Member Martinez, to adopt a Resolution approving Site Plan Review 2003-20 subject to conditions of approval as recommended by the Planning Commission. The motion carried unanimously.

- 5) SITE PLAN REVIEW 2004-14: REQUEST TO CONSTRUCT AN APPROXIMATE 3,150 SQ. FT. COMMERCIAL BUILDING LOCATED IN REDEVELOPMENT AREA NO. 1 AT 307 S. MACLAY AVENUE

Community Development Director Paul Deibel presented the staff report and Associate Planner Fred Ramirez provided a brief overview with a slide presentation.

In response to Members' questions, Mr. Ramirez reported that the seating capacity of the restaurant is 80-140 and said that the project meets City standards for parking for new development for this location and is consistent with a long-term strategy for retention and further development of the downtown area as a regional pedestrian-oriented shopping district. Motion by Member Veres, seconded by Chair De La Torre, to adopt a Resolution approving Site

**SAN FERNANDO REDEVELOPMENT AGENCY**  
**MINUTES – May 17, 2004**  
**Page 3**

Plan Review 2004-14 subject to conditions of approval as recommended by the Planning Commission. Also, staff was instructed to work with the federal government regarding improvements and potential opportunities (including shared parking during off hours) with the Post Office. The motion carried unanimously.

**AGENCY DISCUSSION**

None.

**STAFF COMMUNICATION**

None.

**ADJOURNMENT (6:54 P.M.)**

Motion by Member Hernandez, seconded by Member Martinez, to adjourn. The motion carried unanimously.