

SAN FERNANDO REDEVELOPMENT AGENCY

MINUTES

DECEMBER 5, 2005 - 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 Julie Ruelas called the meeting to order at 6:08 p.m.

The following persons were recorded as present:

PRESENT:

Agency:	Chair Julie Ruelas, Vice-Chair Nury Martinez, Members Steven Veres, Dr. José Hernández (arrived immediately following roll call), and Maribel De La Torre
City Treasurer:	Margarita Solis
Staff:	José E. Pulido, Executive Director; Michael Estrada, City Attorney; and Elena G. Chávez, Secretary

APPROVAL OF AGENDA

Motion by Vice-Chair Martinez, seconded by Member De La Torre, to approve the agenda. The motion carried unanimously.

PUBLIC STATEMENTS

Fernando Villa, 2450 Colorado Ave., Santa Monica (on behalf of SK Development Group regarding RA Item No. 3 and CC Item No. 5) reported that his client is proposing a development at Truman St. and Maclay Ave. consistent with the Specific Plan and they are completing the entitlement process. His client has no objections to the proposed development (as long as they're allowed to develop their own property) and they are open to discussing this matter.

CONSENT CALENDAR

Motion by Member Hernandez, seconded by Vice-Chair Martinez, to approve the Consent Calendar items. The motion carried unanimously.

- 1) APPROVAL OF MINUTES OF NOVEMBER 21, 2005
- 2) APPROVAL OF RESOLUTION NO. 916 TO REIMBURSE THE CITY FOR REDEVELOPMENT EXPENSES

NEW BUSINESS

- 3) EXTENSION OF NEGOTIATION AGREEMENT WITH CMI MANAGEMENT/ WILSHIRE VENTURES FOR CITY PARKING LOTS NOS. 8 & 10 AND 4 & 5

Mr. Pulido presented the staff report.

Atty. Estrada (addressing comments made earlier by Mr. Villa) reported that there are two different courses underway regarding this particular property. SK Development Group submitted an application for their own project and one of the proposals from the CMI Ventures team is to acquire the property. He said that it could be a problem at some point or there may be a common development agreement reached by the parties.

Motion by Member Hernández, seconded by Vice-Chair Martinez, to extend Negotiation Agreement No. 1520 with CMI Management Inc. and Wilshire Ventures for a 60-day period to review and finalize the development proformas for Parking Lots Nos. 8 & 10 (i.e., Celis Street and Brand Boulevard and 4 & 5 (i.e., Truman Street between Brand Boulevard and San Fernando Mission Boulevard), and negotiate a Disposition and Development Agreement (DDA) with CMI Management Inc. and Wilshire Ventures for Parking Lots Nos. 8 & 10, and 4 & 5. The motion carried unanimously.

In response to Chair Ruelas concern, Atty. Estrada said that the City Administrator can be directed to keep in mind the comments made during the Study Session regarding incorporating into the design a recreation area for children within the complex.

AGENCY DISCUSSION

Chair Ruelas thanked representatives of CMI Management Inc. and Wilshire Ventures for the presentation.

STAFF COMMUNICATION

Mr. Pulido thanked all parties involved in the project and is looking forward to continuing to the next phase.

ADJOURNMENT (6:24 P.M.)

Motion by Member Hernández, seconded by Vice-Chair Martinez, to adjourn. The motion carried unanimously.