

SAN FERNANDO REDEVELOPMENT AGENCY

MINUTES

SEPTEMBER 19, 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 6:11 p.m.

The following persons were recorded as present:

PRESENT:

Agency: Chair Julie Ruelas, Vice-Chair Nury Martinez, Members Steven Veres, José Hernández, Ph.D. and Maribel De La Torre

City Treasurer: Margarita Solis

Staff: José E. Pulido, Executive Director; Michael Estrada, City Attorney; and Laura Valdivia, Deputy 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

None.

CONSENT CALENDAR

- 1) APPROVAL OF MINUTES OF:
 - A) AUGUST 1, 2005 – REGULAR MEETING
 - B) SEPTEMBER 6, 2005 – REGULAR MEETING

- 2) APPROVAL OF RESOLUTION NO. 910 TO REIMBURSE THE CITY FOR REDEVELOPMENT EXPENSES

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

NEW BUSINESS

3) **SITE PLAN REVIEW 2005-13: PROPOSED MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT AT 652 FOURTH STREET**

Chair Julie Ruelas declared the Public Hearing open.

Community Development Director Paul Deibel and Senior Planner Fred Ramirez presented the staff report.

Vice Chair Martinez asked how many new units of housing there will be and if the applicant is the current owner.

Mr. Ramirez responded that the units include the existing house, plus the two units being proposed as the second structure. He confirmed that the current owner is the applicant.

Vice Chair Martinez asked if the issue of on-site parking has been addressed and if any of the residents had contacted the City regarding that issue.

Mr. Ramirez stated that the parking issue has been included in the Conditions of Approval and that public comment has been included in the Planning Commission meeting minutes attached to the report.

Member Veres stated that in looking back to some of the things the City has done on secondary dwelling units, one of the conditions he likes is the idea of an owner occupied aspect and asked if there could be this kind of option for this project.

Mr. Ramirez responded that this location is currently owned by the developer and is being used as rental property. He said because this is a discretionary entitlement with a variance issued by the Planning Commission, failure to comply with any of the requirements relating to ongoing maintenance and/or if parking becomes an issue, the City can hold a revocation hearing for that variance. He explained that this would be a lot stronger of a requirement for the life of the project than the owner occupied provision would be.

Mr. Veres stated that when a structure in an area is unaffordable, people will pool their money and have multiple families living in a unit that is designed for one family. He asked how the City would deal with the quality of life element for this project.

Mr. Ramirez said there are no mandated occupational standards that state only 2.5 persons allowed per bedroom, however, that is the number the City uses as a guideline.

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Mr. Veres said he appreciates that the developer made an effort to take the historical preservation element into consideration for the design.

Chair Ruelas asked how much of the space will be used for a backyard, and commended staff on the negotiation process and ending up with a great design.

Mr. Ramirez explained that the entire side yard and the whole 15 foot rear yard create separate open space areas in addition to the balconies which create sufficient recreational space.

Member De La Torre asked why the house does not have a front porch and why only one parking area is covered parking. She also commented that it is a great project and design and it's good to see private and public investment in that neighborhood.

Mr. Ramirez stated that the actual front of the house has a gabled roof that runs north/south with a secondary gable that runs east/west and trellis structure over the front door. He said this took the place of a porch because a porch would have limited the amount of light coming in. In response to Member De La Torre's parking question, Mr. Ramirez stated that the reason the second parking area is not covered is to allow for more open space when it is not being used for parking.

Member Hernández asked staff to be mindful of the problems with parking on Jesse Street and other streets throughout the City.

Chair Ruelas called for public testimony in opposition of the project.

Ray Groff, 327 Alexander Street, stated his brother-in-law has been involved the building of multi-unit structures for a long time and he feels this design is ugly and way too expensive to build.

Chair Ruelas called for public testimony in favor of the project.

Johnny Ybarra, developer, stated he worked hard on the design with City staff, as well as the Historical Commission, and was able to reach the goals of the City.

There being no further comments, Chair Ruelas closed the public portion of the Hearing.

Motion by Member Hernández, seconded by Member Veres to adopt a Resolution approving Site Plan Review 2005-13, allowing for multiple-story, multiple-family residential development at 652 Fourth Street, subject to conditions of approval as recommended by the Planning Commission.

The motion carried unanimously.

Member Veres thanked Mr. Ybarra for his time and effort and with working with the City to maintain the highest quality of life standards for the community.

AGENCY DISCUSSION

None.

STAFF COMMUNICATION

None.

ADJOURNMENT (6:43 P.M.)

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