

SAN FERNANDO REDEVELOPMENT AGENCY

MINUTES

NOVEMBER 6, 2006 - 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 Nury Martinez called the meeting to order at 6:34 p.m.

The following persons were recorded as present:

PRESENT:

Agency:	Chair Nury Martinez, Vice-Chair Julie Ruelas, Members Steven Veres, Maribel De La Torre, and Dr. José Hernandez
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 Ruelas, seconded by Chair Martinez, to approve the agenda. The motion carried unanimously.

PUBLIC STATEMENTS

None.

CONSENT CALENDAR

Member Veres removed Item No. 4 for further discussion. Motion by Chair Martinez, seconded by Member Hernandez, to approve the remaining Consent Calendar items. The motion carried unanimously.

- 1) APPROVAL OF MINUTES OF OCTOBER 16, 2006
- 2) APPROVAL OF RESOLUTION NO. 948 TO REIMBURSE THE CITY FOR REDEVELOPMENT EXPENSES

- 3) AUTHORIZATION TO NEGOTIATE PURCHASE CONTRACT WITH E. J. DE LA ROSA & CO., INC. AS UNDERWRITER FOR PROPOSED BOND ISSUE

Items removed for further discussion:

- 4) THIRD EXTENSION OF NEGOTIATION AGREEMENT WITH GANGI DEVELOPMENT FOR THE REDEVELOPMENT OF CITY PARKING LOT NO. 3

Member Veres said he's not comfortable moving forward with this extension and believes that we have not done our due diligence in terms of making sure that we have an appropriate master plan in place and a clearer understanding of what we're going to do with our parking arrangements.

In response to questions from Vice-Chair Ruelas, Mr. Pulido reported that this will benefit our residents and is an opportunity for housing and revitalization of the downtown, and we need to renew it in order to continue the negotiations.

In response to Member Hernández' question, Mr. Pulido reported that a possible construction date is in two years.

Motion by Member Hernández, seconded by Chair Martinez, to approve the extension of Negotiation Agreement No. 1521 with Gangi Development for 120 days to revise the project site plan and development proforma, and to finalize negotiations on a Disposition and Development Agreement (DDA) with Gangi Development for the redevelopment of Parking Lot No. 3 (i.e., San Fernando Mission Boulevard and Celis Street).

Chair Martinez requested an amendment to include communications/meetings with the community and the Downtown Mall Association and to make sure those take place.

The motion and amendment carried with the following vote:

AYES: Hernández, Martinez, Ruelas, De La Torre – 4
NOES: Veres – 1

NEW BUSINESS

- 5) SITE PLAN REVIEW 2006-23; PROPOSED REHABILITATION OF DETACHED MULTIPLE-FAMILY BUILDINGS AND CONSTRUCTION OF NEW COVERED PARKING FACILITIES AT 130 JESSIE STREET, 134 JESSIE STREET, 140 JESSIE STREET, 131 PARK AVENUE, AND 135 PARK AVENUE

Senior Planner Fred Ramirez presented an overview of the project and the staff report, and responded to questions from Agency Members.

Motion by Member De La Torre, seconded by Vice-Chair Ruelas, to adopt a Resolution approving Site Plan Review 2006-23, allowing for the rehabilitation of five detached multiple-family buildings, consisting of 27 residential units on five contiguous lots, and the construction of detached carport structures at 130 Jessie St., 134 Jessie St., 140 Jessie St., 131 Park Ave., 135 Park Ave., within the R-3 (Multiple Family) zone and within Redevelopment Project Area No. 3, subject to conditions of approval. The motion carried unanimously.

AGENCY DISCUSSION

None.

STAFF COMMUNICATION

None.

ADJOURNMENT (7:16 P.M.)

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