

# **SAN FERNANDO REDEVELOPMENT AGENCY**

## **MINUTES**

**APRIL 2, 2007 - 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 6:03 p.m.

The following persons were recorded as present:

PRESENT:

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

City Treasurer: Margarita Solis

Staff: José E. Pulido, Executive Director; Michael Estrada, City Attorney; and Elena G. Chavez, 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**

Tom Ross, business owner and speaking on behalf of the San Fernando Downtown Mall Association, said that they are in support of the EIR, and specifically the traffic study to be done regarding the downtown area.

Juana Cuiriz, San Fernando Downtown Mall Association and resident since 1972, said she hopes to continue working with Wilshire Ventures and establish a relationship with Gangi Development as well.

Dr. James Lawson, resident and Executive Director of the San Fernando Civic League, said they are happy that the Agency is embarking on a full EIR (Item No. 5). He said that before signing

the DDA and ENA (Item No. 4), Agency Members should think about if these firms are ones that they want to become officially involved with.

Ed Banuelos, Countrywide Home Loans, said he's excited about the direction that the City is going in and came to the meeting to show support and answer questions.

Ana Maria Colon, Rocking Horse Realty, said she's been doing business in the community for 32 years and is delighted about the direction the City is headed.

Cesar Garcia, Chamber of Commerce Chair, thanked the Mayor and Mayor Pro Tem for attending their recent swearing in ceremony and he urged Agency Members to continue to work with businesses and the community at large.

Diana Piedra, San Fernando Realty, said that as a realtor, she's thrilled about the new homes that will be coming into this area and help beautify the City.

Adriana Gomez, on behalf of herself and the San Fernando Stakeholders, said that they are very pleased with the City moving forward with the EIR and hopes that they will be able to be a part of the process and provide their concerns.

Sev Aszkenazy, business owner, appreciates that the City is going through the EIR process but suggested waiting until the EIR is complete before entering into an exclusive agreement with the developer.

Gina Ozunia, realtor, spoke in support of the project for additional housing and said that most people would rather own property than rent.

Brad Weinstock, Weinstock Porter Development, reported that his company will be submitting an application for a development at Truman and Maclay streets.

### **CONSENT CALENDAR**

Chair Ruelas requested to remove Item No. 2 for further discussion.

Motion by Member De La Torre, seconded by Vice-Chair Martinez, to approve the following Consent Calendar item:

- 1) APPROVAL OF MINUTES OF:
  - a) JANUARY 16, 2007 – REGULAR MEETING
  - b) MARCH 19, 2007 – REGULAR MEETING

The motion carried unanimously.

**Items Removed for Further Discussion:**

- 2) APPROVAL OF RESOLUTION NO. 964 TO REIMBURSE THE CITY FOR REDEVELOPMENT EXPENSES

Community Development Director Paul Deibel responded to Chair Ruelas' questions regarding expenses for a camcorder (to be used for video documentation on property violations) and payments for prosecution services.

Motion by Chair Ruelas, seconded by Vice-Chair Martinez, to approve Resolution No. 964. The motion carried unanimously.

**NEW BUSINESS**

- 3) SITE PLAN REVIEW 2007-01: PROPOSED UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY AT 675 GLENOAKS BOULEVARD

Senior Planner Fred Ramirez presented the staff report and responded to questions and concerns from Agency Members.

Motion by Chair Ruelas, seconded by Member Hernández, to adopt a Resolution approving Site Plan Review 2007-01, allowing the installation, operation and maintenance of a 60-foot tall unmanned wireless telecommunication facility (monopole) concealed as a faux pine tree (monopine) at 675 Glenoaks Boulevard within the M-1 (Limited Industrial) zone and within the City's Redevelopment Project Area No. 3, subject to conditions of approval as recommended by the Planning Commission. Also, that the reports (Conditions of Approval, No. 10) regarding existing measurements of RFR be included in upcoming Status Reports. The motion carried unanimously.

- 4) TERMINATION OF DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) WITH CALMEX DEVELOPMENT, LLC AND WILSHIRE VENTURES CORP. FOR THE REDEVELOPMENT OF CITY PARKING LOTS NOS. 8 & 10 (I.E., PLAZA DEL SOL MIXED-USE PROJECT), AND APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT (ENA) FOR THE REDEVELOPMENT OF CITY PARKING LOTS NOS. 4, 5, 7, 8 & 10

City Attorney Estrada presented the staff report.

Discussion ensued and the City Attorney responded to questions from Agency Members.

Motion by Member De La Torre, seconded by Vice-Chair Martinez, to:

- a. Terminate the Disposition and Development Agreement (DDA) with Calmex Development, LLC and Wilshire Ventures Corp. for the Redevelopment of City

Parking Lots Nos. 8 & 10 (i.e., Plaza Del Sol Mixed-Use Project);

- b. Approve an Exclusive Negotiation Agreement (ENA) with Calmex Development, LLC and Wilshire Ventures Corp. for the Redevelopment of City Parking Lots Nos. 4, 5, 7, 8 & 10; and
- c. Include additional community meetings through the EIR process.

The motion carried with the following vote:

AYES: De La Torre, Martinez, Hernández – 3  
NOES: Veres – 1  
ABSTAIN: Ruelas – 1

Member Veres reported that he is in agreement with 4a, but in opposition of 4b.

5) SELECTION OF A CONSULTANT FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE REDEVELOPMENT OF CITY PARKING LOTS NOS. 3, 4, 5, 7, 8 & 10

Motion by Vice-Chair Martinez, seconded by Member Hernández, to:

- a. Select the firm of RBF Consulting to prepare an Environmental Impact Report (EIR) for the redevelopment of City Parking Lots Nos. 3, 4, 5, 7, 8 & 10; and
- b. Authorize the Executive Director to execute a contract with RBF in the not-to-exceed amount of \$215,000 for the preparation of the EIR.

The motion carried unanimously.

6) FOURTH EXTENSION OF EXCLUSIVE NEGOTIATION AGREEMENT (ENA) NO. 1521 WITH GANGI DEVELOPMENT FOR THE REDEVELOPMENT OF PARKING LOT NO. 3

Motion by Vice-Chair Martinez, seconded by Member De La Torre, to extend the Exclusive Negotiation Agreement (ENA) No. 1521 with Gangi Development for 12 months in order to continue negotiations with Frank Gangi while the Agency is preparing an Environmental Impact Report (EIR) that includes the redevelopment of Parking Lot No. 3 (i.e., San Fernando Mission Boulevard and Celis Street).

AYES: Martinez, De La Torre, Hernández – 3  
NOES: Veres - 1  
ABSTAIN: Ruelas – 1

Member Veres reported that he voted “no” on the other extensions and was again voting “no” on this one as well.

**AGENCY DISCUSSION**

In response to questions from Member Veres regarding the proposed Porter Development project, Mr. Ramirez stated that the site plan review process has not been completed and at this time he does not know whether it will have to go to the Planning Commission and City Council for consideration.

**STAFF COMMUNICATION**

None.

**ADJOURNMENT (7:25 P.M.)**

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