

*Redevelopment Agency:  
Chair Nury Martinez  
Vice-Chair Julie Ruelas  
Member Steven Veres  
Member Dr. José Hernández  
Member Maribel De La Torre*



## **SAN FERNANDO REDEVELOPMENT AGENCY**

### **AGENDA**

**AUGUST 18, 2008 - 6:00 P.M.**

**CITY COUNCIL CHAMBER  
117 MACNEIL STREET, SAN FERNANDO  
CA, 91340**

#### **CALL TO ORDER/ROLL CALL**

#### **APPROVAL OF AGENDA**

#### **PUBLIC STATEMENTS**

There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who desires to address the Agency Board.

#### **CONSENT CALENDAR**

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation. If the Board wishes to discuss any item, it should first be removed from the Consent Calendar.

- 1) APPROVAL OF MINUTES OF MARCH 3, 2008 – REGULAR MEETING
- 2) APPROVAL OF RESOLUTION NO. 1012 TO REIMBURSE THE CITY FOR REDEVELOPMENT EXPENSES

Recommend approval of the Resolution.

**AGENCY DISCUSSION**

**STAFF COMMUNICATION**

**ADJOURNMENT**

*I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.*

*Elena G. Chávez, City Clerk*

*Signed and Posted: August 14, 2008 (7:00 p.m.)*

*Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site ([www.sfcity.org](http://www.sfcity.org)). These are also available for public reviewing prior to a meeting in the City Clerk's Office.*

*Any public writings distributed by the City Council to at least a majority of the City Council regarding any item on this regular meeting agenda will also be made available at the City Clerk's Office at City Hall located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at [www.sfcity.org](http://www.sfcity.org).*

*In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services please call the City Clerk's Office at (818) 898-1204 at least 48 hours prior to the meeting.*

**San Fernando Redevelopment Agency**



**SAN FERNANDO REDEVELOPMENT AGENCY  
MINUTES**

**MARCH 3, 2008 – 6:00 PM  
REGULAR MEETING**

City Hall Council Chamber  
117 Macneil Street  
San Fernando, CA 91340

**CALL TO ORDER/ROLL CALL**

Chair Julie Ruelas called the meeting to order at 7:48 p.m.

Present:

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

Staff: Executive Director José E. Pulido, Agency Counsel Michael Estrada, and Secretary Elena G. Chávez

**APPROVAL OF AGENDA**

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

**PUBLIC STATEMENTS – WRITTEN/ORAL**

The following individuals spoke against extending the Exclusive Negotiation Agreement (ENA) with Calmex Development, LLC and Wilshire Ventures Corp. (agenda Item No. 2):

Juana Cuiriz  
James Lawson  
Veronica Casillas  
Patricia Yribe  
Henry Romero  
Mario Hernández  
Tom Ross  
Cathe Casillas  
John Arroyo  
Brenda Esqueda  
Ralph Arriola  
Sharron Aisenman  
Beverly DiTomaso  
Gilbert Berriozabal  
Ralph Arriola

**SAN FERNANDO REDEVELOPMENT AGENCY**

**MINUTES – March 3, 2008**

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Sev Aszkenazy  
Adriana Gomez

The following individuals spoke in favor of extending the ENA:

Nick Kalogris  
Ana Maria Colon  
Gina Ozuni  
Andrew Caulk

Leslie Aisenman talked about a packet of material distributed to Agency Members by Wilshire Ventures and he said that it was a backhanded attack on him, his wife, and their local business.

Cesar Garcia said that he's saddened by the petty squabbles and asked Agency Members to make certain that their decisions are for the betterment of the City of San Fernando.

**CONSENT CALENDAR**

Motion by Vice-Chair Martinez, seconded by Chair Ruelas, to approve the following Consent Calendar item.

- 1) APPROVAL OF RESOLUTION NO. 994 TO REIMBURSE THE CITY FOR REDEVELOPMENT EXPENSES

The motion carried unanimously.

**RECESS (8:41 P.M.)**

**RECONVENE (8:50 P.M.)**

**NEW BUSINESS**

- 2) REQUEST FOR TIME EXTENSION TO EXCLUSIVE NEGOTIATION AGREEMENT (ENA) WITH CALMEX DEVELOPMENT, LLC AND WILSHIRE VENTURES CORP. (WVC) FOR THE REDEVELOPMENT OF CITY PARKING LOTS NOS. 4, 5, 7, 8 & 10

Mr. Pulido and Senior Planner Fred Ramirez presented the staff report.

Enrique and Matthew Fainchtein provided information regarding their proposed development.

The following individuals spoke:

**SAN FERNANDO REDEVELOPMENT AGENCY**

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Juana Cuiriz asked for clarification regarding collecting Quimby Funds.

Adriana Gomez said that the Fainchteins have never developed a building and to not be fooled by their pretty words and pictures.

Veronica Casillas agreed and said that San Fernando is a small, historic town which shouldn't be modernized with six-story buildings like the cities of Burbank and Pasadena.

Leslie Aisenman said that he was outraged by the whole process and was expressing his objections as a resident and businessman.

Brenda Esqueda asked how can we move forward with developers that have shown lack of respect for the residents of this City.

Agency Counsel Estrada, staff, and Mr. Fainchtein responded to inquiries and concerns from Agency Members.

Motion by Chair Ruelas, seconded by Member Hernández to approve the seven month time extension to the ENA with WVC in order to: 1) complete the Environmental Impact Report (EIR) for City Parking Lots Nos. 4, 5, 7, 8 & 10; and 2) negotiate a Disposition and Development Agreement (DDA) for the redevelopment of City Parking Lots Nos. 4, 5, 7, 8 & 10. The motion failed with the following vote:

AYES: Ruelas, Hernández – 2  
NOES: De La Torre, Veres, Martinez – 3

**AGENCY DISCUSSION** None.

**STAFF COMMUNICATION** None.

**ADJOURNMENT (11:03 P.M.)**

Motion by Chair Ruelas, seconded by Member Veres, to adjourn. The motion carried unanimously.

*I do hereby certify that the foregoing is a true and correct copy of the minutes of March 3, 2008 meeting as approved by the San Fernando Redevelopment Agency.*

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*Elena G. Chávez*  
Secretary



**RESOLUTION #1012**

A RESOLUTION TO REIMBURSE THE CITY OF SAN FERNANDO FOR EXPENSES MADE ON  
BEHALF OF THE REDEVELOPMENT AGENCY  
IN ACCORDANCE WITH APPROVED REIMBURSEMENT AGREEMENTS.

PAYEE	PURPOSE	FUND	AMOUNT	TOTAL
<b>PAYROLL:</b>				
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	81-105-0000-4101	\$1,771.66	
		81-105-0000-4120	\$141.94	
		81-105-0000-4124	\$523.07	
		81-105-0000-4130	\$29.74	
		81-105-0000-4390	\$110.00	
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	81-155-0000-4101	\$2,110.28	
		81-155-0000-4105	\$11.44	
		81-155-0000-4120	\$164.78	
		81-155-0000-4124	\$620.36	
		81-155-0000-4130	\$95.76	
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	83-105-0000-4101	\$1,449.54	
		83-105-0000-4120	\$116.14	
		83-105-0000-4124	\$427.97	
		83-105-0000-4130	\$24.32	
		83-105-0000-4390	\$90.00	
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	83-155-0000-4101	\$2,110.54	
		83-155-0000-4105	\$11.44	
		83-155-0000-4120	\$164.80	
		83-155-0000-4124	\$620.43	
		83-155-0000-4130	\$95.78	
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	91-105-0000-4101	\$1,610.59	
		91-105-0000-4120	\$128.99	
		91-105-0000-4124	\$475.50	
		91-105-0000-4130	\$27.02	
		91-105-0000-4390	\$100.00	
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	93-105-0000-4101	\$644.23	
		93-105-0000-4120	\$51.61	
		93-105-0000-4124	\$190.20	
		93-105-0000-4130	\$10.81	
		93-105-0000-4390	\$40.00	

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PAYEE	PURPOSE	FUND	AMOUNT	TOTAL
<b>PAYROLL:</b>				
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	93-155-0000-4101	\$2,113.15	
		93-155-0000-4105	\$11.47	
		93-155-0000-4120	\$164.71	
		93-155-0000-4124	\$621.17	
		93-155-0000-4130	\$95.73	
		93-155-0000-4390	\$29.18	
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	94-105-0000-4101	\$966.36	
		94-105-0000-4120	\$77.45	
		94-105-0000-4124	\$285.30	
		94-105-0000-4130	\$16.22	
		94-105-0000-4390	\$60.00	
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	94-155-0000-4101	\$12,612.25	
		94-155-0000-4103	\$1,517.34	
		94-155-0000-4105	\$145.98	
		94-155-0000-4120	\$1,095.44	
		94-155-0000-4124	\$3,436.61	
		94-155-0000-4130	\$1,034.76	
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	94-155-8155-4101	\$0.00	
		94-155-8155-4105	\$2,004.41	
		94-155-8155-4120	\$136.90	
		94-155-8155-4130	\$155.93	
CITY OF SAN FERNANDO	REIMB. FOR PAYROLL 06/21/08-07/18/08	94-191-0000-4101	\$8,125.60	
		94-191-0000-4103	\$179.08	
		94-191-0000-4105	\$94.49	
		94-191-0000-4120	\$649.38	
		94-191-0000-4124	\$2,108.38	
		94-191-0000-4130	\$455.09	
		94-191-0000-4390	\$90.00	
<b>SUB-TOTAL</b>				<b>\$52,357.14</b>

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PAYEE	PURPOSE	FUND	AMOUNT	TOTAL
<i>SPECIAL CHECKS:</i>				
				<i>SUB-TOTAL</i>
				\$0.00
<i>WARRANT REGISTER:</i>				
MAPLE DELL+MCELLOND ARCHITECTS, LLP	PROFESSIONAL SERVICES FOR SF POOL CONST.	89-191-7517-4270	\$8,762.18	
CITY NATIONAL BANK	SF POOL PROJ. - RETAINAGE OF 10% OF COMPLETED WORK	89-191-7517-4600	\$80,266.20	
NOVUS CONSTRUCTION	SF REGIONAL POOL PROJECT	89-191-7517-4600	\$841,805.16	
RICHARDS, WATSON & GERSHON	LEGAL SERVICES	91-190-0000-4270	\$1,544.95	
CALIFORNIA REDEVELOPMENT ASSOCIATION	FINANCIAL REPORTING WORKSHOP ON 08/21/08 IN ONTARIO	91-190-0000-4370	\$295.00	
CALIFORNIA REDEVELOPMENT ASSOCIATION	REDEVELOPMENT ACCTING 101 WORKSHOP ON 08/20/008 IN ONTARIO	91-190-0000-4370	\$295.00	
FEDERICO RAMIREZ	TUITION REIMBURSEMENT	94-155-0000-4365	\$68.57	
JL GENERAL CONTRACTOR	REHAB WORK @ 600 NEWTON	94-155-4463-4440	\$26,550.00	
RBF CONSULTING	ENVIRONMENTAL IMPACT REPORT FOR DOWNTOWN MIXED USE PROJECT.	94-155-8158-4270	\$8,031.26	
FEDERICO RAMIREZ	TUITION REIMBURSEMENT	94-191-0000-4365	\$264.50	
				<i>SUB-TOTAL</i>
				\$965,882.82

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<u>PAYEE</u>	<u>PURPOSE</u>	<u>FUND</u>	<u>AMOUNT</u>	<u>TOTAL</u>
<i>FUND SUMMARY:</i>				
	80 CAPITAL PROJECTS		\$0.00	
	81 PROJECT 1 - TAX ALLOCATION		\$5,608.19	
	83 PROJECT 1A - DEBT SERVICE		\$5,140.12	
	85 PROJECT 2 - TAX ALLOCATION		\$0.00	
	86 PROJECT 2 - TAX ALLOCATION		\$0.00	
	88 PROJECT 3 - TAX ALLOCATION		\$0.00	
	89 PROJECT 3 - PROJECT		\$930,833.54	
	91 PROJECT 3A - TAX ALLOCATION		\$4,477.05	
	93 SFRA AREA 4-DEBT SERVICE		\$3,972.26	
	94 LOW INCOME HOUSING FUND		\$68,208.80	
	<b>TOTAL</b>		<b>\$1,018,239.96</b>	

Approved by the Agency Board on: August 18, 2008

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
REDEVELOPMENT AGENCY CHAIR  
CITY OF SAN FERNANDO