

**SAN FERNANDO REDEVELOPMENT AGENCY
MINUTES**

**SEPTEMBER 8, 2009 - 6:00 PM
REGULAR MEETING**

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

CALL TO ORDER/ROLL CALL

Chair Steven Veres called the meeting to order at 6:16 p.m.

Present:

Agency: Chair Steven Veres, Vice-Chair Mario F. Hernández and Members Ernesto Rubio Hernández and Brenda Esqueda

Staff: Executive Director José E. Pulido, Agency Counsel Michael Estrada, and Deputy Secretary Laura Valdivia

Absent: Member Maribel De La Torre

APPROVAL OF AGENDA

Motion by Member E. Hernandez, seconded by Vice-Chair M. Hernandez, to approve the agenda. The motion carried with the following vote:

AYES: E. Hernández, M. Hernández, Esqueda, Veres - 4
NOES: None
ABSENT: De La Torre - 1

PUBLIC STATEMENTS – WRITTEN/ORAL

Leslie Aisenman stating it is ridiculous and counter productive to charge teenagers for the use of the recreation gym and encouraged the Agency Board to repair damage before it becomes too late.

Tom Ross, on behalf of the San Fernando Mall Downtown Association, spoke on Item No. 3 stating the Association welcomes new development into the downtown but they are still interested in developing a master plan in the downtown. He said they support new business in town and are happy to do what they can to make those things happen. He encouraged the Agency Board to work with the Association to make sure that new projects, as they are proposed, are a benefit to the downtown and work well with what they are doing.

SAN FERNANDO REDEVELOPMENT AGENCY
MINUTES – September 8, 2009
Page 2

Francisco Arrizon, representing the Arrizon family and the residents of Griswold Street, spoke in support of Item No. 3 stating this project is something the residents want. He said it's a beautiful project, there is enough parking, and he hopes the Agency considers and approves this project.

CONSENT CALENDAR

Motion by Member E. Hernandez, seconded by Vice-Chair M. Hernandez, to approve the following Consent Calendar items:

- 1) APPROVAL OF MINUTES:
 - a) AUGUST 17, 2009 – SPECIAL MEETING
 - b) AUGUST 17, 2009 – REGULAR MEETING
- 2) APPROVAL OF RESOLUTION NO. 1047 TO REIMBURSE THE CITY FOR REDEVELOPMENT EXPENSES

The motion carried with the following vote:

AYES: E. Hernández, M. Hernández, Esqueda, Veres - 4
NOES: None
ABSENT: De La Torre - 1

NEW BUSINESS

- 3) SITE PLAN REVIEW 2009-07 AND MODIFICATION 2009-01: PROPOSED MULTIPLE-TENANT COMMERCIAL BUILDING AT 1100 TRUMAN STREET

Chair Veres declared the Public Hearing open and Senior Planner Fred Ramirez presented the staff report and recommendation.

Agency Counsel Estrada notified the Agency Board that the applicant had submitted a letter late that afternoon in support of the project and copies were placed on the dais.

RECESS (6:40 P.M.)

By consensus, the Agency Board agreed to recess to allow themselves an opportunity to review the applicant's letter.

SAN FERNANDO REDEVELOPMENT AGENCY
MINUTES – September 8, 2009
Page 3

RECONVENE (6:44 P.M.)

The meeting was reconvened and Chair Veres provided the applicant with an opportunity to make a brief statement.

Tom Layman, representing the applicant, commended staff and the time afforded them in the many meetings held to guide them through the process of understanding the Agency's goals and objectives. He said the project started out with basic sketches that envisioned the shape and form of the building, but during the half dozen meetings with staff and the Planning Commission the building evolved to what you see today. He said it embraces what the Planning Commissioner's concerns were by addressing the accessibility issues by including double and recessed doors.

Brad Weinstock representing the developer, stated they are second generation builders which started in California in 1946 and they have pride in what they build and the way they operate their properties. He said they wanted to get a sense of how the community feels about the proposed development, so they canvassed those that would be most affected in the area directly surrounding the property. He said they collected 269 signatures in support of the project, and an additional 23 signatures received that night at the meeting. He read a letter from longtime resident Bruce Cates supporting the project and said he hopes this is the first in a long line of projects they partner with the City on.

Staff responded to questions from Member E. Hernández regarding 1) single story massing 2) if the project is phase one or an all inclusive build; and 3) doing a different kind of massive, so instead of looking at it as a separate block, looking at the entire mall as something that needs to be developed.

Staff responded to questions from Member Esqueda regarding 1) panda express; 2) the number of business coming in; 3) if the developer has done other projects in the City; 4) parking issues; and 5) her concerns whether this project will take away from what the City will be allowed to build and not build on their own parking lots later on.

Staff responded to questions from Vice-Chair M. Hernandez regarding 1) explanation of project of greater intensity; 2) if this project entails the use of parking lot No. 5; 3) what was the outcome of the meeting between the developer and merchant association; 4) clarification whether letter of interest or a letter of intent was received from potential restaurant; and 5) will having only two tenants significantly impact the design of the project. He also stated he thinks it's a very good project but the Agency has to be careful how this is developed. He said he wants to move forward with the developer and wants to make sure developer is open to dialogue to make sure we're doing the right thing for the City.

Tom Ross responded to Vice-Chair M. Hernandez that the Mall Association did meet with the developer and indicated the Association has logistical concerns regarding the loading and unloading of trucks in the alley. He said the Association wants to have a strong downtown and want to support the developer.

SAN FERNANDO REDEVELOPMENT AGENCY

MINUTES – September 8, 2009

Page 4

Mr. Weinstock addressed Mr. Ross’ concerns regarding logistical issues and said they have provided for their own onsite loading and unloading for deliveries and three points of ingress and egress. He said they gave up 500 sq ft of leasable space to do ingress and egress to prevent cars from stacking up on the highway. He said the project was also designed for flexibility internally so walls can be moved as necessary.

Chair Veres expressed his concerns regarding 1) conformity; 2) challenges of very small parcels that don’t function well together and his feeling this project may not do enough on that objective; and 3) intensity desires and parking challenges raised in community forums.

He said he welcomes an opportunity to work together as a development team to find ways how to maximize the fact that we have parcels that can be related to some of the challenges in the downtown area and come up with ideas to improve the conditions for the downtown and for the entire redevelopment zone; something that is consistent with what our plan talks about. He said we have an empty lot and once it’s built out it would be very difficult to change how it functions and flows within the redevelopment area. There are some merits to this project, it’s a project that works great and it merits the opportunity to bridge the conversation. So with that I want to continue conversation. I would suggest that we continue to work together and bridge the great opportunity that exists here with the development team.

Motion by Chair Veres to create an Ad Hoc committee of the Agency Board with staff and work together with the development team and see if we can come up with something that fits a much more consistent conformity with the redevelopment plan and would benefit the entire downtown and deals with the issues raised by the Agency Board regarding parking, intensity, blight, and trying to figure out how these commercial aspects do a better job of making our downtown work better.

Agency Counsel Estrada advised the Agency Board that the developer is entitled to a decision up or down so he suggested that this item be continued for two weeks.

Motion clarified by Chair Veres, seconded by Member E. Hernández to 1) continue the item to the next Agency meeting; 2) form a Redevelopment Ad Hoc Committee, comprised of Chair Veres and Vice-Chair M. Hernández; 3) address comments relating to parking issues raised during the EIR process; 4) create a more synergistic connection to the downtown; 5) explore a project of greater intensity of use; and 6) work together with the property owner on project engaging with the adjacent Agency property. The motion carried with the following vote:

- AYES: Veres, E. Hernández, M. Hernández, Esqueda - 4
- NOES: None
- ABSENT: De La Torre - 1

AGENCY DISCUSSION None

SAN FERNANDO REDEVELOPMENT AGENCY

MINUTES – September 8, 2009

Page 5

STAFF COMMUNICATION None

RECESS TO CONVENE THE CITY COUNCIL MEETING (7:29 P.M.)

RECONVENE FOR CLOSED SESSION (9:31 P.M.)

By consensus, Agencymembers reconvened for the following Closed Session, thereafter to adjourn.

CONFERENCE WITH LEGAL COUNSEL

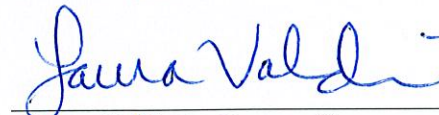
Existing Litigation:

G.C. 54956.9(a)

Name of Case: Wilshire Ventures Corporation, a California Corporation and Calmex
Development LLC, a California limited liability company v. City of San
Fernando Redevelopment Agency
Case No. BC410145

No reportable action.

I do hereby certify that the foregoing is a true and correct copy of the minutes of September 8, 2009 meeting as approved by the San Fernando Redevelopment Agency on October 5, 2009.



Laura Valdivia, Deputy Secretary