

**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF JULY 6, 2011, MEETING - 7:00 P.M.
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

CALL TO ORDER

The meeting was called to order by Chairperson Julie Cuellar at 7:13 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner Alvin Durham

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, and Commissioner Alvin F. Durham

ABSENT: Commissioners Robert Montañez and Jose Ruelas

ALSO PRESENT: City Planner Fred Ramirez, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner A. Durham moved to approve the agenda of July 6, 2011. Seconded by Commissioner M. Rodriguez, the motion carried with the following vote:

AYES:	A. Durham, M. Rodriguez, and J. Cuellar
NOES:	None
ABSENT:	R. Montañez and J. Ruelas
ABSTAIN:	None

CONSENT CALENDAR

Approval of Minutes from the Planning and Preservation Commission Meetings of April 5, 2011 and April 26, 2011.

Chairperson J. Cuellar moved to continue any action for the minutes of April 5 and April 26, 2011. Seconded by Commissioner M. Rodriguez, the motion carried with the following vote:

AYES:	J. Cuellar, M. Rodriguez, and A. Durham
NOES:	None
ABSENT:	R. Montañez and J. Ruelas
ABSTAIN:	None

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

2011 Amendments – Project Area No. 1A and the San Fernando Merged Redevelopment Project Area – City of San Fernando Redevelopment Agency – Planning and Preservation Commission finding proposed 2011 Amendments to be in conformance with the City General Plan.

STAFF PRESENTATION

City Planner Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission hold a public hearing and adopt Resolution 2011-06.

PUBLIC TESTIMONY

COMMISSION DISCUSSION

A. Durham asked for clarification on Eminent Domain.

F. Ramirez explained that it's a tool where a "Fair Market Value" is paid and moving expenses are paid. Additionally he explained the difference between Eminent Domain practiced by the Agency and the school district. He indicated that once the Agency is involved it could get quite costly, it's usually a last resort.

M. Rodriguez asked if there were any Eminent Domain currently in process.

F. Ramirez indicated that there couldn't be because it is currently expired.

M. Rodriguez asked if the City would get property tax revenue.

F. Ramirez explained that tax increments process. He indicated that the tax rate would be different after the adoption that the Agency would be compensated accordingly. Additionally he explained that the school district would not get as much tax increments if we just allow the Redevelopment Areas to expire, that is why there is a strong case in legislature to eliminate redevelopment agencies.

M. Rodriguez asked about the extended time limits.

F. Ramirez explained that not all of the extended dates would expire at the same time, but that it would push out the expiration dates so far ahead that it would allow for the City to capture additional tax increments to pay off indebtedness and do other activities.

M. Rodriguez asked about repayment obligations.

F. Ramirez explained that the obligations for each area already exist and are in place. It will allow us to free up more money once those obligations are paid, therefore there would be more tax increments revenues in long term and take future revenue to create bonds if needed.

M. Rodriguez asked with regards to the three recent affordable housing projects and would the city assistance come from this pulled money from the 2011 merged Redevelopment Areas.

F. Ramirez gave details with regards to two of three affordable housing projects, the City has a Development Agreement for 1422 San Fernando Road and it was approved and funded with Housing money. 131 Park Avenue, 208 Park and Alexander Street, of which one was approved at County level for funding and the other

two will attempt to go through a different funding source and will return to Agency for assistance if the Agency continues to exist.

J. Cuellar asked if there has been any drastic changes that would make to the document from the previous document.

F. Ramirez indicated that there were substitutive changes to the document because

Chairperson J. Cuellar moved to find 2011 The motion carried with the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

STAFF COMMUNICATIONS –

COMMISSION COMMENTS –

PUBLIC STATEMENTS - None

ADJOURNMENT

Chairperson J. Cuellar moved to adjourn to August 2, 2011. Second by Vice-chair M. Rodriguez, the motion carried with the following vote:

AYES: J. Cuellar, M. Rodriguez, and A. Durham
NOES: None
ABSENT: R. Montañez and J. Ruelas
ABSTAIN: None

8:37 P.M.
PAUL DEIBEL
Planning Commission Secretary