

BURBANK REDEVELOPMENT AGENCY
AUGUST 23, 2005

A regular meeting of the Burbank Redevelopment Agency was held in the City of Burbank Courthouse, 100 East Olive Avenue, on the above date. The meeting was called to order at 6:45 p.m. by the Chairman.

Invocation The invocation was given by Reverend Ron White, American Lutheran Church.

Flag
Salute The pledge of allegiance to the flag was led by Elaine Paonessa.

ROLL CALL

Present- - - - - Members Campbell, Golonski, Ramos and Vander Borght.
Absent - - - - - Member Murphy.
Also Present - - Ms. Alvord, Executive Director; Mr. Barlow, City Attorney; and, Mrs. ...

7:14 P.M.
Meeting
Continued Following a Council Public Hearing, the Council and Redevelopment Agency Public Hearing.

Jt. Public Hrg. w/
the Council Chairperson Vander Borght stated that "this is the time and place for the Redevelopment Agency and the Council of the City of Burbank to discuss the Family Resource Center Project, which includes the conditional vacation of an alley located at 401 North Buena Vista Street (V-370), at the site of the former library site.
RA 80
RA 46-1
RA 42-1
Proposed
Childcare &
Family Res. Ctr.
Proj.; BS R-1190
& Conditional
Vac. of Alley at
401 N. Buena
Vista St. (V-370)
(Old Buena Vista
Library Site)

Notice
Given The Secretary was asked if notices had been given as required by the ordinance and advised that the City Clerk's Office received one piece of mail in support of the project.

8/23/05

Staff
Report

Mrs. Leyland, Senior Redevelopment Project Manager, Community Development Agency (Agency) Board requested the Council and Redevelopment Agency Board consider the former Buena Vista Library as a childcare and family resource center; all work related to the proposed project; and, V-370, a conditional use permit for an alley located at 401 North Buena Vista Street. She reported that a study was conducted on reuse opportunities for the former Buena Vista Library. Various uses were identified and analyzed. She noted that various factors considered in the analysis phase included: minimum required building and lot area; neighborhood compatibility; and, benefits of the City retaining ownership. She stated that most of the proposed uses were deemed inappropriate for the site and neighborhood compatibility, and that after additional analysis, options that were determined to be compatible with the surrounding neighborhood, and that could be accommodated by the site are presented to the Council; single-family residential and reuse of the building as a childcare facility.

Mrs. Leyland stated that at the direction of the Council, staff have received input on the two options, and any other ideas the community has. She stated that there were two primary messages that staff received from the community: that they should keep the existing building, and the building should be used for a mix of uses based on need and possibly a mix of uses. She added that based on community feedback and the general understanding of the need for more childcare, a childcare center was proposed for the site. She explained that the center should be located for a childcare center, in close proximity to employment centers, and with good on-site circulation. In addition, she stated that the center should be accommodated within the existing building that has a scale compatible with the nature of the neighborhood. She added that the Council and Agency should continue to finalize plans for a childcare facility and requested that a family resource center be incorporated, and that the community be included in the design process. She also mentioned the childcare needs assessment analysis by Knowledge Learning Center and the Workforce Housing Survey conducted by staff which revealed that the respondents to the childcare questions stated they would be interested in the City.

Mrs. Leyland informed the Council that based on community comments, departmental effort, and subsequent comments from the Planning Department developed for the project. She highlighted the three primary suggestions for discussions, including: encouraging center staff to park across the street from the Library at peak drop-off and pick-up times; discouraging cut-through traffic with a physical diverter and signage, a condition of approval for the project; and barring access from the family resource center to the childcare facility.

With a visual aid, Mrs. Leyland discussed the project's site plan, and a north/south alley is proposed to be vacated to accommodate the rear access to the building, parking and heightened safety and security. She explained that the access from Frederic Street will be widened from 15 feet to 20 feet and will include a 35-foot turning radius at the intersection of the alley and the street to allow for circulation for refuse vehicles, fire engines and other service and emergency vehicles to accommodate the traffic that would be using the two alleys. She noted that in 2005, the Council adopted a Resolution of Intention to Vacate an Alley at a public hearing date and noted that all appropriate City departments and organizations were reviewed the proposed vacation and the vacation has been conditioned on the responses. She also commented on the noticing procedure for the alley.

Mrs. Leyland then discussed the floor plan for the childcare center and their proposed hours of operation. With regard to management, she noted that staff recommends that the proposed childcare center be structured as a Cottage Center, with the Burbank Housing Corporation managing the contract; Knowledge Learning Corporation operating the facility; 20% of the units being made affordable to moderate-income households; and, the contract for the Cottage Center being utilized to provide deeper spaces or to provide more affordable spaces.

Mrs. Leyland also reported that the bids received for the project ran from \$1.8 million to \$2.8 million. She noted that the lowest responsible bid was received at approximately \$2.4 million. She explained that the company has done similar work in the cities of Sierra Madre, San Marino and Santa Monica, and that the Burbank Park, Recreation and Community Services Department on

Park, Recreation and Community Services Department on the Valley I reported that the total cost of the proposed project is approximate savings from two completed capital improvement projects and a Department of Housing and Community Development are already av added that approximately \$160,000 of these funds have been used and an appropriation of approximately \$2.9 million is required for the stated that there are adequate redevelopment bond funds available t with approximately \$28 million available in Golden State Redeve proceeds and \$1.6 million in West Olive Redevelopment Project Area that staff proposes to use \$2.2 million in Golden State bond proc Olive bond proceeds to fund the proposed project.

Mrs. Leyland noted that following project approval, staff will retu appropriate childcare management and operations agreements, and Council and Agency Board approval.

Citizen
Comment

Appearing to comment in support of the project were: Marjorie Cha Von Seggern; Robin Wright; Lorena Mendez-Quiroga; Terry Davis; and

Commenting in opposition to the project were: Darlene Portillo; Al and, John Currin.

Also, Maria Moran-Zurita, Dean St. John, Gary Elk and Deborah Cur the project but expressed concern with traffic and parking issues.

Staff
Rebuttal

Mrs. Leyland made rebuttal comments with regard to: alley access to to the proposed project; necessity for the alley vacation; traffic and counts; affordable childcare spaces; family resource center parking, noise issues associated with the play yards

Board
Comment

Mrs. Ramos requested clarification with regard to: emergency vehi yard requirements; possibility of red-curbings to ensure visibility for the proposed site; drop-off and pick-up patterns; shared parking use; and, operation and lease agreements.

Mr. Vander Borcht requested clarification on the drop-off driveway history at the intersection of Verdugo Avenue and Buena Vista sponsorship program.

Mr. Campbell requested clarification on the potential for traffic mitigation measures to improve the site if necessary, the family re project cost.

Mr. Golonski inquired as to whether the Cottages Childcare Center is issues and whether closing off the alley access would create a signifi

Hearing
Closed

There being no further response to the Chairperson's invitation for or declared closed.

Board
Deliberations

Mr. Golonski recognized the rising construction costs; commende outreach efforts; noted the potential to mitigate any future impact been identified in the community as a major need; noted that the impact the adjacent neighborhood; and, expressed support for the the partial alley vacation.

Mr. Campbell stated that childcare is the best use for the f neighborhood is not opposed to the use; expressed a desire to min expressed support for the physical diverter and signage; approve monitoring as proposed by the Planning Board; suggested that the c to park at the Buena Vista Library, parents be educated with regard and center staff facilitate the pick-up and drop-off process to ens concern with the corporate sponsorship program and estimated cost Proposal process for the Family Resource Center with no uses tha childcare center; and, requested Council approval of all operating generally expressed support for the project.

Mrs. Ramos expressed support for the alley vacation since it w residents and emergency personnel, noted that the proposed use is t neighborhood besides an R-1 use and expressed support for the proje

Mr. Vander Borcht noted the major need for childcare in the comm City should not be allocating limited resources to subsidize a service

limited resources to subsidize a service that can be provided by the that the Cottages Childcare Center is a business model and noted th than \$3 million for the proposed use. He expressed his preference f non-profit organizations and service clubs in the City. He also not center and supported review and approval of all operation and lease He also approved of the Council retaining the sole and absolute disc for purposes of parking, traffic and access to mitigate any impacts.

Mr. Vander Borcht summarized Council discussion regarding traffic by the Planning Board, the Council retaining sole and absolute discr all lease and operating agreements for the childcare center and family patrons being educated to facilitate the center's operation.

Motion It was moved by Mr. Golonski and seconded by Mr. Campbell that passed and adopted with a monitoring requirement and direction i agreements be brought back for consideration:"

Council Reso. City Council Resolution No. 27,045 Ordering the Conditional Vacatio to the Former Buena Vista Library (V-370) was adopted.
Adopted

Council Reso. City Council Resolution No. 27,046 Consenting to the Redevelopm Certain Public Improvements for the Childcare and Family Resource Buena Vista Library and Authorizing the Execution of a Cooperation was adopted.
Adopted

RA 80 RESOLUTION NO. R-2137:
RA 46-1 A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY
RA 42-1 FISCAL YEAR 2005-2006 BUDGET, AWARING A CONSTRU
Amend FY 05-06 APPROVING A COOPERATION AGREEMENT FOR THE CHILDCAR
Budget, Award CENTER PROJECT AT THE FORMER BUENA VISTA LIBRARY (BID SC
Const. Contract
& Approve Coop
Agrmt for
Childcare &
Family Res. Ctr.
(B.S. R-1190)

- Adopted The resolutions were adopted by the following vote:
- Ayes: Members Campbell, Golonski and Ramos.
 Noes: Member Vander Borght.
 Absent: Member Murphy.
- Recess The Redevelopment Agency recessed at this time to allow the Court
 The meeting reconvened at 10:37 p.m. with the same members present.
- Motion It was moved by Mrs. Ramos and seconded by Mr. Campbell that
 consent calendar be approved as recommended."
- Minutes
Approved The minutes for the regular meetings of October 26, November 2,
 November 23, December 7, December 14, 2004, January 11, February
 March 8, March 22 and March 29, 2005 were approved as submitted.
- RA 50 RESOLUTION NO. R- 2138:
Engage Cox,
Castle &
Nicholson LLP &
Approve Coop
Agrmt w/City
Regarding to
Empire Interch.
Project A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF
 THE ENGAGEMENT OF COX, CASTLE & NICHOLSON LLP FOR
 ASSISTANCE RELATED TO THE EMPIRE INTERCHANGE PROJECT
 EXECUTION OF A COOPERATION AGREEMENT BETWEEN THE CITY
 REDEVELOPMENT AGENCY.
- RA 42-1 The City Treasurer's report on investment and reinvestment of the
City Treasurer's second quarter ending June 30, 2005 was noted and ordered filed.
Report
- Adopted The consent calendar was adopted by the following vote:
- Ayes: Members Campbell, Golonski, Ramos and Vander Borght.
 Noes: Members None.
 Absent: Member Murphy.
- 10:43 P.M.
Recess The Agency recessed at this time to permit the Housing Authority
 Council to continue their meetings. The Agency reconvened at 11:
 with the same members present.

8/23/05

11:54 P.M.
Adjournment

There being no further business to come before the Agency, the meeting adjourns at 11:54 p.m.

Secretary

APPROVED DECEMBER 13, 2005

Chairperson