

BURBANK REDEVELOPMENT AGENCY
FEBRUARY 21, 2006

A regular meeting of the Burbank Redevelopment Agency was held in the City of Burbank Council Chamber, 275 East Olive Avenue, on the above date. The meeting was called to order at 6:41 p.m. by Mr. Vander Borght, Chairman.

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

Flag The pledge of allegiance to the flag was led by Bob Kramer,
Salute Community Assistance Coordinator.

ROLL CALL

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

9:25 P.M. Following a report and the combined oral communications, the City
Meeting Council and the Redevelopment Agency held a joint meeting.
Continued

9:25 P.M. Dr. Gordon left the meeting at this time due to a potential conflict of
Dr. Gordon interest.
Left the Meeting

Jt. Mtg. w/City Mr. Lynch, Senior Redevelopment Project Manager, Community
Council Development Department, reported that in September 2004, the
RA 80 Council approved an Action Plan for the Magnolia Park area. He
Magnolia Park noted that the Action Plan calls for many improvements, including:
Business Improv. parking improvements; marketing; promotions and events; and,
District Update additional street maintenance. He stated that many of these
 improvements were proposed to be funded by establishing a
 Property-Based Business Improvement District (District).

Mr. Lynch informed the Council and Board that over 30 property-owner meetings were conducted to develop a draft Management Plan (Plan) for the proposed District, including three large group meetings, as well as small group and one-on-one meetings. He identified that the Plan outlines the proposed District boundary, which includes the commercial properties along Magnolia Boulevard and Hollywood Way bounded by Chandler Boulevard to the north, Clark Avenue to the south, the City limits to the west and Buena Vista Street to the east. He added that the Plan proposes a budget

of \$250,000 per year for a five-year period with a maximum three percent increase per year; an assessment of \$0.12 per lot square footage plus \$0.05 per building square footage in Zone 1; and, an assessment of \$0.06 per lot square footage and \$0.025 per building square footage in Zone 2, which is located along Magnolia Boulevard between Pass Avenue and the North Hollywood border, due to less services and reduced benefits to this area.

Mr. Lynch reported that parking improvements were the greatest concern cited by property owners, and stated that the current street improvements on Magnolia Boulevard will be completed the following week. He also reported that staff will be presenting the Community Church shared parking agreement to add 40 new parking spaces in the area, in addition to 16 diagonal on-street parking spaces. He also noted staff's current negotiations with the Los Angeles Department of Water and Power to lease the property below their power transmission lines located between Kenwood and Maple Streets, to add an additional 25 spaces between Magnolia Boulevard and the alley to the north, and 18 spaces north of the alley. He stated that the parking lot is estimated to cost \$775,000 and that the City and Redevelopment Agency will provide the matching funding to construct the parking lot. He then discussed a parking study conducted which indicated that during peak times, about half of the available parking in Magnolia Park is not being utilized due to the parking being on private lots.

Mr. Lynch also noted another concern relayed by the property owners related to the ficus trees which require constant sweeping, stain sidewalks and whose roots tear up the sidewalks. He stated that the property owners recommended an incremental process of replacing these trees and requested Board direction for staff to work with the Magnolia Park Citizens Advisory Committee on a feasible plan.

Mr. Lynch discussed that the first step in the formation of the District is that at least 50 percent of the property owners, based on assessment, sign a petition supporting its creation. He stated this is followed by a vote of the property owners, and then approval of the District by the Council.

Mr. Golonski requested clarification with staff's recommendation regarding the \$775,000 parking lot construction cost. He was supportive of any efforts undertaken to increase parking in Magnolia Park but noted the high cost, and stated his preference for participation by the District.

Mr. Vander Borcht noted that this area is an integral part of the City and emphasized the need to improve parking in the Magnolia Park area. He noted that while the cost is high, it is a good use of redevelopment dollars.

It was moved by Mr. Golonski that staff be directed to proceed with the District formation process and bring back additional information on the potential of the Los Angeles Department of Water and Power parking lease and a proposed matching fund investment for the Magnolia Park area. Motion failed due to lack of a second, which was withdrawn by Mr. Campbell.

Mr. Campbell noted that the Magnolia Park area is in close proximity to residential uses and requested that the District proactively pursue neighborhood protections.

Mr. Vander Borcht expressed preference for staff proceeding with the Los Angeles Department of Water and Power parking lease negotiations.

Motion It was moved by Mr. Campbell and seconded by Mr. Golonski that "staff proceed with the Magnolia Park Business Improvement District formation process and report back on the Los Angeles Department of Water and Power parking lot lease agreement."

Adopted The motion was adopted by the following vote:

Ayes: Members Campbell, Golonski and Vander Borcht.
Noes: Members None.
Absent: Member Ramos.
Recused: Member Gordon.

10:01 P.M.
Recess The Agency recessed at this time to permit the Parking Authority and City Council to continue their meetings. The Agency reconvened at 12:41 a.m. for public comment with the same members present.

12:46 A.M.
Adjournment There being no further business to come before the Agency, the meeting was adjourned at 12:46 a.m.

Margarita Campos, CMC
Secretary

APPROVED JUNE 6, 2006

Chairperson