

BURBANK REDEVELOPMENT AGENCY
JUNE 29, 2004

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 5:06 p.m. by Mrs. Ramos Chairman.

CLOSED SESSION

Present- - - - Members Campbell, Golonski, Murphy, Vander Borcht and Ramos.
Absent - - - - Members None.
Also Present - Ms. Alvord, Executive Director; Mr. Flad, Assistant City Manager;
Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive
Director; and, Mrs. Campos, Secretary.

5:19 P.M. The Agency recessed at this time to the City Hall Basement Lunch
Recess Room/Conference Room to hold a Closed Session on the following:

- a. Conference with Legal Counsel – Anticipated Litigation:
Initiation of litigation Pursuant to Govt. Code §54956.9(c)
Number of potential case(s): 1
- b. Conference with Real Property Negotiator:
Pursuant to Govt. Code §54956.8
Agency Negotiator: Assistant Executive Director/Susan M. Georgino.
Properties: 700 South San Fernando Boulevard, 206 East Cedar Avenue and 704-722 South San Fernando Boulevard (former Lance Site).
Parties With Whom Agency is Negotiating: Greg and Linda Owens (206 East Cedar Avenue) and the Olson Company (700-722 South San Fernando Boulevard).
Contact Person: Jennifer Mack, Redevelopment Project Manager.
Terms Under Negotiation: Purchase of real property located at 206 East Cedar Avenue (price and terms of payment); Sale of entire site located at 700-722 South San Fernando Boulevard and 206 East Cedar Avenue to the Olson Company (price and terms of payment).

Regular Meeting Reconvened in Council Chambers The regular meeting of the Redevelopment Agency of the City of Burbank was reconvened at 6:40 p.m. by Mrs. Ramos, Chairman.

Invocation The invocation was given by Reverend Larry Stamper, Burbank First United Methodist Church.

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

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ROLL CALL

Present- - - - - Members Campbell, Golonski, Murphy, Vander Borcht and Ramos.
Absent - - - - - Members None.
Also Present - - Ms. Alvord, Executive Director; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and, Mrs. Campos, Secretary.

7:05 P.M. Chairperson Ramos stated that "this is the time and place for the
Jt. Public Hrg. w/ joint public hearing of the Redevelopment Agency and the Council
City Council of the City of Burbank regarding the Former Lance Site Residential
RA 92-1 Project located at 700-722 South San Fernando Boulevard and 206
Former Lance East Cedar Avenue. The Applicant is Olson Urban Housing, LLC.
Site DDA & PD The various components of this project are a Disposition an
(700-722 S. San Development Agreement; a rezoning to the Planned Development
Fernando Blvd. & No. 2004-3 zone to allow for a thirty-three unit townhome-style
206 E. Cedar condominium project with ten affordable units; a Development
Ave.) Agreement; and a Tentative Tract Map No. 60875 to allow for the
subdivision of the site. In addition, a Negative Declaration will be
considered which addresses the project."

Notice The Secretary was asked if notices had been given as required by
Given law. She replied in the affirmative and advised that no written
communications had been received.

Staff Ms. Mack, Redevelopment Project Manager, Community
Report Development Department, requested that the Council and
Redevelopment Agency (Agency) Board consider the proposed sale
of Agency property and development entitlements for the Former
Lance Site Project. She explained that the site is located at 700-722
South San Fernando Boulevard and 206 East Cedar Avenue and
encompasses the entire east side of South San Fernando Boulevard
between Cedar Avenue and Elmwood Avenue within the South San
Fernando Redevelopment Project Area. She informed the Council
that the proposed project consists of 33 for-sale residential units
including 10 units that would be sold to moderate-income
households. She noted that since 1995, the Agency has assembled
and completed abatement and demolition activities for the majority
of the site, initiated a relocation process for the remaining two
tenants and the acquisition process for the remaining private
property.

Mr. Ochsenbein, Senior Planner, Community Development
Department, noted that the subject property is currently zoned

BCC-3, which allows the construction of a residential project through the Conditional Use Permit process and that surrounding properties are zoned R-4, BCC-3, and BCCM. He noted that the proposed Robert R. Ovrom Park is located across the street to the north of the subject property. He reported that the Olson Company is proposing to construct a 33-unit condominium project on the site. He added that each unit will be served by an attached two-car garage and an additional nine guest parking spaces are proposed to be provided from the alley. With a visual aid, he illustrated that the Olson Company has proposed two different floor plans as part of the project with 12 units with the smaller 1,255 square foot floor plan and the remaining units with 1,354 square feet. He noted that both plans include front entry porches, balconies and three levels of living area. He further stated that the project is designed as six separate buildings, with five or six units for each building and that the smaller units will be located at the end of each building. He also noted that the individual unit garages will be accessed through three drive aisles that are located between the buildings and that ingress and egress to the drive aisles is from the alley to the rear of the property. He added that due to the location of existing utility infrastructure, the middle drive aisle is slightly curved and will be restricted to left-in right-out turns with two common courtyards, which will be landscaped in excess of the City's multi-family standards.

Mr. Ochsenbein stated that it is the goal of the Burbank Center Plan to create a pedestrian-friendly environment within the South San Fernando corridor, therefore, the units facing public streets have been oriented towards the street and the façade will incorporate landscaping that is consistent with the South San Fernando Streetscape Project. He added that in accordance with the California Environmental Quality Act, a Negative Declaration has been prepared for the project indicating that the project will not result in any significant environmental impacts. He noted that on May 10, 2004, the Planning Board held a public hearing regarding this project and recommended that the Council approve the project.

Ms. Mack reported that since the proposed project requires the Agency to sell property to the Developer, a Disposition and Development Agreement (DDA) has been negotiated to document the real estate transaction and to outline the roles and responsibilities of both the Agency and the Developer. She then discussed the Developer and Agency responsibilities as outlined in the DDA as well as the total Agency costs and projected revenues.

Ms. Mack informed the Council that upon approval, the Developer will proceed with design development drawings and construction

plans for the project which is scheduled for completion in approximately 18 months or Fall 2006. She noted that the proposed project will redevelop an underutilized and blighted block into a 33 unit for-sale residential development while creating a pedestrian-friendly environment along the San Fernando Boulevard corridor. She added that the economic viability of the area will be enhanced and existing businesses in the downtown will be supported. She also noted that the proposed land use and project design are consistent with the principles of the Burbank Center Plan and support the goals of the South San Fernando Redevelopment Plan as well as provide additional residential units to the City's affordable housing inventory.

Applicant

Kim Prijatel, Vice President of Development for the Olson Company, gave a brief overview of the Olson Company and described several projects that the company has completed in other jurisdictions in addition to the Burbank Village Walk project which is currently under construction.

Jamie Walton, Landscape Architect from Professional Design Associates, discussed the landscape plan and features.

Beatrix Barker, Public Art Consultant, Barker and Associates, discussed the selection process for an artist for the project. She noted that Anne Marie has been selected and noted her accomplishments including art projects for the North Hollywood Metropolitan Transportation Authority Subway Station and the Paseo Colorado in Pasadena.

Citizen
Comment

Appearing to comment were John Dincher, owner of West Coast Auto Resale, who leases the property, stating he has been served with eviction notices, expressing disagreement with the relocation process and stating that the only attempts to relocate him have been to substandard lots outside of Burbank and requesting the Council's assistance in resolving his issues; Linda Owens, stating the Redevelopment Agency (Agency) does not own the property located at 206 East Cedar Avenue, summarizing the history of ownership, stating the City has not given them enough time to come to a mutual agreement and now is aggressively pursuing relocation; Mike Nolan, on past businesses located on subject property, the process of eminent domain, noting the anticipated Agency revenue and stating that the City is not charging enough for the land; and, Mark Barton, on the benefits of the project outweighing the land sale proceeds.

Hearing Closed	There being no further response to the Chairperson's invitation for oral comment, the hearing was declared closed.
Deliberation	<p>Mr. Vander Borght requested background information on the acquisition and relocation process and on specific setback and wall height dimensions of the project. Ms. Davidson-Guerra, Assistant Community Development Director/Redevelopment and Housing, and Mr. Ochsenbein responded.</p> <p>The Board was supportive of the project and expressed their desire for staff to negotiate an amicable resolution with the remaining property owners and tenants. Mr. Golonski also requested that staff retain the services of secondary consultants to review the current relocation recommendations and to re-assess the value of goodwill and the leasehold interest.</p>
Motion	It was moved by Mr. Vander Borght and seconded by Ms. Murphy that "the following resolutions be passed and adopted and the following ordinance be introduced and read by title only and be passed to the second reading:"
City Council Reso. Adopted	City Council Resolution No. 26,741 Adopting a Negative Declaration (700-722 South San Fernando Boulevard and 206 East Cedar Avenue) was adopted.
City Council Ord. Introduced	City Council Ordinance Approving Planned Development No. 2004-3 and a Development Agreement Related Thereto (700-722 South San Fernando Boulevard and 206 East Cedar Avenue) was introduced.
City Council Reso. Adopted	City Council Resolution No. 26,742 Approving Tentative Tract Map No. 60875 (Olson Urban Housing, LLC, Applicant) was adopted.
City Council Reso. Adopted	City Council Resolution No. 26,743 Approving a Disposition and Development Agreement by and Between the Redevelopment Agency of the City of Burbank and Olson Urban Housing, LLC was adopted.
RA 92-1 DDA w/Olson Urban Hsg. LLC Approved	<p><u>RESOLUTION NO. R-2111:</u> A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE AGENCY AND OLSON URBAN</p>

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HOUSING, LLC.

Adopted The resolutions were adopted and the ordinance introduced by the following vote:

Ayes: Members Campbell, Golonski, Murphy, Vander Borght and Ramos.

Noes: Members None.

Absent: Members None.

Motion It was moved by Mr. Golonski, seconded by Mr. Campbell and carried that "staff be directed to retain the services of secondary consultants to review the current relocation recommendations and to re-assess the value of goodwill and the leasehold interest."

8:08 P.M.
Recess The Agency recessed at this time. The meeting reconvened at 9:01 p.m. with all members present.

Motion It was moved by Ms. Murphy and seconded by Mr. Campbell that "the following item on the consent calendar be approved as recommended:"

RA 42-1 RESOLUTION NO. R-2112:
RA 50 A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY
RA 60 OF BURBANK APPROVING A COOPERATION AGREEMENT
 BETWEEN THE AGENCY AND THE CITY OF BURBANK RELATING
 TO THE PENSION OBLIGATION BONDS AND AMENDING THE
 FISCAL YEAR 2003-2004 ANNUAL BUDGET IN THE AMOUNT OF
 \$6,000,000.00

Adoption The resolution was adopted by the following vote:

Ayes: Members Campbell, Golonski, Murphy, Vander Borght and Ramos.

Noes: Members None.

Absent: Members None.

9:03 P.M.
Recess The Agency recessed at this time to permit the City Council to continue its meeting. The Agency reconvened at 10:31 p.m. for

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public comment with all members present.

10:35 P.M.
Adjournment

There being no further business to come before the Agency, the meeting was adjourned at 10:35 p.m.

Secretary

APPROVED AUGUST 10, 2004

Chairperson