

# CITY OF SAN CLEMENTE

## Redevelopment Agency Minutes

### Adjourned Regular Meeting - December 15, 2009

*These minutes reflect the order in which items appeared on the meeting agenda and do not necessarily reflect the order in which items were actually considered.*

An Adjourned Regular Meeting of the San Clemente Redevelopment Agency was called to order on December 15, 2009 at 10:00 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California.

1. **ROLL CALL**

PRESENT:     ANDERSON, BAKER, DONCHAK, EGGLESTON, CHAIRPERSON DAHL

ABSENT:     NONE

2. **APPROVAL OF MINUTES**

NONE.

3. **WARRANT REGISTER**

MOTION BY DIRECTOR DONCHAK, SECOND BY DIRECTOR ANDERSON, CARRIED 5-0, to approve the Warrant Register.

4. **CONSENT CALENDAR**

MOTION BY DIRECTOR DONCHAK, SECOND BY DIRECTOR ANDERSON, CARRIED 5-0, to approve the Consent Calendar.

A. **Contract Award - 2010-2015 Fair Housing Analysis of Impediments to Fair Housing Choice Report**

MOTION BY DIRECTOR DONCHAK, SECOND BY DIRECTOR ANDERSON, CARRIED 5-0, to:

1. Approve a supplemental appropriation of \$5,050 from the RDA Low and Moderate Income Housing Fund Undesignated Fund Balance to the RDA Low and Moderate Income Housing Fund Contract Services Expenditure Account 085-809-43890.
2. Approve, and authorize the Community Development Director to execute, Contract C09-72, by and between the City of San Clemente and B-Adair Consulting and Administrative Services, providing for the preparation of the 2010-2015 Fair Housing Analysis of Impediments to Fair Housing Choice Report, in the amount of \$5,050.

B. **Redevelopment Agency Annual Report 2008-09**

MOTION BY DIRECTOR DONCHAK, SECOND BY DIRECTOR ANDERSON, CARRIED 5-0, to:

1. Approve the Redevelopment Agency Annual Report and Independent Financial Audit for Fiscal Year 2008-09.
2. Determine that a portion of the Agency's planning and administrative expenses are necessary for the production, improvement, or preservation of low and moderate income housing.

5. **PUBLIC HEARINGS**

A. **Redevelopment Agency Five-Year Implementation Plan for 2010-2014**

Public Hearing to consider the Redevelopment Agency Five-Year Implementation Plan for 2010-2014 prepared by the City of San Clemente Community Development Department in compliance with Section 33490 of the California Community Redevelopment Law (CCRL). The Implementation Plan contains specific goals and objectives for the San Clemente Redevelopment Project Area #1, otherwise referred to as the Pier Bowl. The Implementation Plan identifies programs and expenditures that will eliminate blight remaining within the project area, and how the project will implement the requirements of Sections 33334.2, 33333.4, 33333.6 and 33413 of the CCRL.

Senior Housing Coordinator Davis reviewed the contents of the Administrative Report and responded to Agency inquiries.

Executive Director Scarborough explained that Staff has composed a preliminary list of projects for the utilization of Redevelopment Agency funds, noting that it will be presented as part of the Capital Improvement Program process to various Boards, Commissions and community stakeholders; related that following the presentations, the Redevelopment Agency will decide which projects it desires to fund and amend the Redevelopment Agency Five-Year Implementation Plan accordingly.

Chairperson Dahl opened the Public Hearing.

Rick Anderson, representing the Pier Bowl Merchants Association, requested that the RDA direct Staff to notify the Pier Bowl Merchants Association of issues involving the Pier Bowl Redevelopment Area and RDA funds; suggested the addition of sidewalk, lighting and banner improvements, seasonal decorations, gateway signage to the beach and pier area, completion of a circulation plan, testing of wayside horns in the Pier Bowl, and a feasibility study for the construction of a parking structure at Linda Lane.

There being no others desiring to speak on this item, the Public Hearing was closed.

The Agency directed Staff to investigate the cut-off date that the Redevelopment Agency may incur new debt; expressed that it desires that the Pier Bowl Merchants Association and area residents be advised when Pier Bowl improvements are scheduled; requested that the Traffic Task Force review the circulation issues near the Pier Bowl and Linda Lane.

Following discussion, MOTION BY DIRECTOR EGGLESTON, SECOND BY DIRECTOR ANDERSON, CARRIED 5-0, to adopt Resolution No. RDA 09-05 entitled A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN CLEMENTE REDEVELOPMENT AGENCY ADOPTING THE FIVE YEAR IMPLEMENTATION PLAN FOR 2010-2014 FOR REDEVELOPMENT PROJECT AREA NO. 1.

6. **ORAL COMMUNICATIONS**

None.

7. **UNFINISHED BUSINESS**

None.

8. **NEW BUSINESS**

A. **Contract Award - Affordable Housing Concept Designs at 107-115 Avenida Serra**

Report from the Community Development Director concerning the possibility of entering into a contract with RRM Design Group for the preparation of affordable housing concept designs for the property located at 107-115 Avenida Serra.

Senior Housing Coordinator Davis reviewed the Administrative Report and responded to Council inquiries.

Discussion ensued regarding whether or not the Redevelopment Agency should expend funds to pursue affordable housing concept designs for the subject property.

Following discussion, MOTION BY DIRECTOR DONCHAK, SECOND BY DIRECTOR ANDERSON, CARRIED 4-1 (DIRECTOR BAKER VOTING NOE), to:

1. Approve a supplemental appropriation of \$14,860 from the RDA Low and Moderate Income Housing Fund Revenue Account to the RDA Low and Moderate Income Housing Fund Contract Services Expenditure Account 085-809-43890.
2. Approve, and authorize the City Manager to execute, Contract C09-71, by and between the City of San Clemente and RRM Design Group, providing for the preparation of affordable housing concept designs for the property located at 107-115 Avenida Serra, in the amount of \$13,360.

9. **ADJOURNMENT**

MOTION BY DIRECTOR ANDERSON, SECOND BY DIRECTOR EGGLESTON, CARRIED 5-0, to adjourn at 10:35 p.m.

The next Regular Redevelopment Agency meeting will be held on January 5, 2010 at 6:00 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente.

Joanne Baade  
Secretary of the San Clemente  
Redevelopment Agency

Jim Dahl  
Chair of the San Clemente  
Redevelopment Agency