ADELANTE EASTSIDE REDEVELOPMENT PROJECT
PROJECT AREA COMMITTEE (PAC)
Benjamin Franklin Library

REGULAR PAC MEETING

Minutes of October 26, 2010
(Approved at PAC Meeting held on 1/25/11 with attached revisions)

WELCOME & CALL TO ORDER

Victoria Castro, PAC’s Chairperson, called the meeting to order at approximately 6:10 p.m. Following the Pledge of Allegiance, the PAC’s Secretary proceeded with the roll call.

Members Present: César Armendariz, Bart Bartolome, Victoria Castro, Susana Gonzalez, Jesús Gutiérrez, Tom Haskins, Eleanor Hernández, Kris Kolker, Mike Kolker, Ricardo Mendoza, Christina Mora.

Members Excused: Elizabeth Blaney, Saquib Hafeez.

Members Absent: Eve Del Real.

CRA/LA Staff: David Riccitiello, Regional Administrator; Donna DeBruhl-Hemer, Project Manager; Dan Rios, Assistant Project Manager; Josh Rohmer, Assistant Project Manager; Julia Stewart, City Planner; Carlos Alvarado, Associate Special Projects Officer; and Angie Garcia, Administrative Secretary.

City Attorney’s Office: Tim Chung, Deputy City Attorney; Catrina Archuleta, Deputy City Attorney.

APPROVAL OF AGENDA

A motion was made (Tom Haskins) and seconded (Cesar Armendariz) to approve the agenda as presented. Motion passed (7 yes, 3 opposed).

APPROVAL OF MINUTES

Meeting of August 31, 2010 – Given that no motion was made to approve these minutes, its approval was tabled to the November meeting.

OLD BUSINESS

None.
NEW BUSINESS

Proposed Revisions to PAC Bylaws (Action Item)

Prior to staff’s presentation, a motion was made by Mike Kolker and seconded (Kris Kolker) to form an Ad Hoc Bylaws Committee and postpone the Bylaws agenda item, as follows: “The PAC hereby creates a three-person Ad Hoc Bylaws Committee to consider, study and recommend changes to the PAC Bylaws. Two members of the committee to be selected by vote of the PAC, one of whom shall be voted Chairperson of the Ad Hoc Bylaws Committee. The third member per the PAC Bylaws shall be Vickie Castro. The agenda item regarding the CRA’s proposed Bylaw changes shall be postponed until report is received from the Ad Hoc Committee, and the PAC votes in a regular PAC meeting to put it on the agenda for the next regular PAC meeting. The PAC directs that all meetings of the Ad Hoc Bylaws Committee shall be in public and voluntarily meet the requirements of the Brown Act for public meetings.”

Discussion on the item was held and most issues from the audience were in opposition to the amendment of the PAC Bylaws and in support of forming a Bylaws Ad Hoc Committee. The following people provided comments: Felicitas Acosta, Joaquin Castellanos, Tony Butka, Jose Aguilar, Teresa Marquez, William Jacobo, Ron Kaye, Rita Govea, Lorena Jaramillo, Ernestina Montellano, Ruben Murillo, Luis Garcia.

Motion amended for consideration by Vickie Castro to include as well that three members of the public sit on the Ad Hoc Committee. Motion seconded by Susana Gonzalez. Motion passed (unanimous vote).

A vote was then taken on Mr. Kolker’s main motion with the amendment (seconded by Kris Kolker). Motion passed (8 yes, 3 no, 0 abstentions).

Motion by Vickie Castro and seconded by Tom Haskins that those people present in the audience who wish to be considered to serve on the Bylaws Committee, to please submit their names to CRA staff and to share as well with other community organizations if they wish to be considered. It is also requested that the selection of the three public members be included on the November agenda as well. Motion passed (unanimous vote).

Ms. Castro indicated that the following motion presented by Mr. Kolker will be considered at the next PAC meeting and will be included on the next agenda accordingly: Motion for the PAC to obtain independent legal counsel as follows: “The PAC hereby requests that CRA/LA immediately supply funds for independent legal counsel per California Health & Safety Code, Section 33388, to advise the PAC about the PAC Bylaw changes that CRA management and its attorney have proposed, as well as any other relevant matters per Section 33388 and 33386 of that law.”

Review & Recommendation of a Nonconforming Residential Use on an Industrially Designated Parcel at 1910 N. Main St. (Action Item)

Julia Stewart, CRA/LA Project Planner, presented the item for the PAC’s review and recommendation so that it could be considered prior to its presentation before the CRA/LA Board of Commissioners. The applicant proposes a residential use on an industrially designated parcel at 1910 N. Main Street. The applicant is seeking to convert a vacant industrial building to live/work lofts. This is a 10-unit project which is part of the existing Brewery
Arts Complex, with 11 parking spaces. The applicant is also adding rooftop open space for all units.

The applicant’s representative, Mr. Bradley, gave a brief summary of the proposed project and the owner of the property, Mr. Carlson, made supporting remarks.

A question and answer period from PAC members and the audience followed this presentation.

Motion made by Ricardo Mendoza (seconded by Cesar Armendariz) to recommend the proposal of a nonconforming residential use on industrial land. Motion passed (unanimous vote).

Discussion of PAC Meetings CD Recordings (Action Item)

This item was postponed to the November meeting.

STAFF REPORT

Bio-Med Focus Area: Draft Steps Leading to Governance

This item was postponed to the November meeting. It was requested that it be moved up on the agenda.

PUBLIC COMMENTS

The following persons provided general comments: Nadine Diaz, Joaquin Castellanos, and Jose Aguilar.

ADJOURNMENT

The meeting was adjourned at approximately 7:45 p.m.
Proposed Revisions to PAC Bylaws
Page 2, paragraph 2, add: “Committee member Jesus Guiterrez spoke in favor of not limiting public comment.”

Page 2, paragraph 6, line one after Mr. Kolker:
Delete: “will be considered at the next PAC meeting”
Add: “as a sub motion and seconded by Kris Kolker”

Add: “Community member Jose Aguilar wants to give copies of the PAC bylaws to the three neighborhood councils so they can be aware of any issues.”

Non-conforming residential project proposed for 1910 North Main St:
Add: “The applicant was not aware, did not take advantage of CRA’s free Sustainability Consultation audit program.”

Add: “Prospective tenants of these rental units will be thoroughly briefed in advance on issues related to being in an industrial area – noise, truck traffic, etc.”

Public Comment Section
Add: “Member of the public requested CRA’s help in addressing traffic issue at 1st and Boyle. He recommended a left turn signal or left turn lane to make that intersection safer.”