

Las Cortes , Inc.
Regular Meeting Notes

Date: March 14, 2007
Location: DCR Conference Room 435 S. "D" Street
Start Time: 4:04 pm
Attendee(s): **John Zaragoza, Sal Gonzalez, Denise Paul-Elliot, Carlos Soria, Imogene Hughes, Tony Grey, Larry White, Carrie Sabatini, Mary Gavia-Barajas, Melissa Hettena, Ken Ortega**
Absentee(s) **Andres Herrera**

A. ROLL CALL

B. APPROVAL OF MEETING NOTES

Notes from February 14, 2007 regular meeting.

Moved and seconded to approve meeting notes from February 14, 2007 meeting (Soria/Grey). All approved.

C. PUBLIC COMMENTS

At this time, the Board of Directors ("Board") will consider public comments for a maximum of fifteen minutes. A person may address the Board only on matters not appearing on the agenda and within the subject matter jurisdiction of the Board. A person not able to address the Board at this time because the fifteen minutes expires may do so just prior to adjournment of the meeting. The Board cannot enter into a detailed discussion or take any action on any items presented during public comments. Such items may only be referred to the Secretary as appropriate for administrative action or scheduled on a subsequent agenda for discussion. The presiding officer shall limit public comments to three minutes for each person.

No public comments.

Ken Ortega, Director of the Public Works Department was introduced.

D. CORPORATE BUSINESS

- a. Application to State for Tax Exempt Status
Staff reported that the application was forwarded to Steadfast and their attorney for filing. Steadfast's attorney prepared the application and will be filing it with the state. Staff will provide a status report to the board once staff receives any notifications or updates.

E. REPORTS

- a. Entitlements Process: Status Report
Staff provided notes from weekly 31-1 meeting, listing the main issues to be resolved and the progress that has been made on each issue. Ken Ortega provided an explanation on the detention basin/soccer

field issue: The issue here is where to put the detention basin. Ken/Public Works has proposed using a new honeycomb technology under the soccer field that will serve as a retention basin. The traditional way of installing detention basins would have been to put in a ditch with a soccer field on top. The new honeycomb technology allows for the soccer field to be on top of the detention basin without having a ditch underneath; the soccer field is level with the rest of the ground around it. The honeycomb system is installed under the soccer field and serves to filter the runoff/water that runs onto the field. The problem is that artificial turf, which was originally proposed for the soccer field, is not permeable. The solution proposed by Ken/Public Works is to move the soccer field south of the road, to the north of the road. The area south of the main road in the project will become a passive park with grass on top; since grass is permeable, the honeycomb system will work in this area.

If this is the direction Public Works would like to pursue for the detention basin, then the honeycomb system will be a made a condition of approval for the project. Steadfast would be responsible for installing the system just like other developments/developers in the City are required to do so to meet their conditions of approvals. The cost of the honeycomb system will be offset by the cost of not having to install a fence along Rose Ave because a fence will no longer be needed with passive park [which will replace the soccer field]. Removing the fence also solves the aesthetic issues that were raised by the DAC.

Ken has been in talks w/ Steadfast about this idea. In addition to the detention basin issue, this project has a number of issues that will take some time to resolve. Sal Gonzalez reported that City staff have been diligently working to resolve these issues.

Staff reported that Steadfast has a requested a meeting with the representatives of the City departments involved in this project and the President and VP of Las Cortes. John Zaragoza suggested that all issues be resolved among staff and that staff have an agreed upon plan as to how to address each issue (e.g. that the plan for parking is....., the plan for the retention basin is..., etc.), before meeting w/ Steadfast for the “resolution meeting”. The Board expressed the need to have the meeting ASAP. The Board agreed to have the Pres and VP meet with Steadfast and the City department representatives.

Board requested that the site plan be projected on the white board for the next meeting.

- b. School Impact Fees

The Oxnard school district is asking that an impact fee be paid on the 260 replacement units. Staff would like to challenge that the assessment should not apply to the 260 units because 1) fees were already paid on the units when they were originally built in the 50's and 2) because they are replacement units and not new units, there will be no additional impact to the schools. Mark Manion will be preparing an opinion letter stating that the fees do not apply. It is anticipated that staff will be able to provide a copy of the letter to the board at the next meeting. John Zaragoza suggested getting the support the Housing Authority Board of Commissioners as well.

c. Marketing: Status Report

Staff reported that staff plans on sending a letter out in March to the tenants that will give them a brief update on the project. Staff is also working to schedule a meeting w/ the Colonia Tenants' Association to provide a presentation w/ an update on the project, but there has been no been no response from the Association. Staff will continue to work w/ the Association in setting up a meeting.

d. Street Naming Report

Staff provided the list of proposed street name to the Board. Tony Grey commented that some of the names are not "nautical" based. Staff is waiting for input from the Colonia Village Tenants' Association. The list of names was forwarded to the entire Association board for their input, because the initial Association representative, Mrs. Esther Lara, has not been able to participate due to health reasons. The Association will meet on March 28th where they will be discuss the street names. Staff has asked that they provide a response to Staff by the end of March. Staff will provide a follow up on this issue at the next meeting, as requested by the Board.

F. STUDY SESSION

No Study Session Items.

G. BOARD COMMENTS

H. ADJOURNMENT

NEXT MEETING: April 11, 2007 at 4:00p.m. in the Housing Department Large Conference Room (435 South D Street).

Corp Business: Submitted application to the Steadfast to file. IN progress. Will have follow report, when get the approval from the City. Need file for State tax exempt in addition to federal.

Reports:

Project Development: Main issues in document. Ken here to explain PW issues. Issue of where to put the detention basin. New idea proposed by Ken/ PW. Instead of making a ditch for the soccer field (the normal way of doing detention basins), do honeycomb system that can have grass over it. Problem is that turf is not permeable. So have proposed moving the soccer field south of road to north of the road. Area south will be passive park w/ grass on top. Will remain a retention basin, graded for it. IOW, doing the two soccerfields north of the road.

Condition of approval to have the honeycomb stormwater drain. IOW, Steadfast will pay for it like with other developments in the City. Will be offset by cost of not having to pay for fence along Rose. Solves the aesthetic problem w/ a fence.

Ken has been talks w/ Steadfast about this idea. This project has a number of issues that will take some time to resolve. Sal reported that City have been diligently working to try to resolve these issues.

John Suggested that all issues be resolved among staff that this is the plan for Parking, this the plan for Retention basin etc., before meet w/ Steadfast for the “resolution meeting” Board feels need to have meeting ASAP.

Board agreed that 2 CC members should be in the meeting and that meeting is a good idea.

Potential Insurmountable Issues: Driveways—no space for it.

At next meeting, should shoot the site plan up on the wall.

School Impact Fees:

School District would still like to charge an impact fee on the 260 units. We would like to argue that no fee should apply because no increased units, like w/ the new units, where there will be add'l students. Would like Mark Manion write up an opinion that fees don't apply here. Hopefully, will have letter for the Board at the next meeting. John suggested getting the approval of the OHA Commission as well. Letter from Las Cortes Board to School Board

Marketing:

Street Naming Report.

Provided list o the Board. Tony commented some names not nautical and not clear about the O and P street name. Provide followup.

Board Comments: Thanked staff for all their work. Tony Concerned about funding John.