City of Loma Linda
Official Report

Robert Ziprick, Chairman
Charles Umeda, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Stan Brauer, Board Member

CRA AGENDA:	January 24, 2006
TO:	Agency Board Members
VIA:	Dennis R. Halloway, Executive Director
FROM:	Pamela Byrnes-O'Camb, Secretary
SUBJECT:	Minutes of January 10, 2006

RECOMMENDATION

It is recommended that the Agency Board approve the Minutes of January 10, 2006.

CRA AGENDA ITEM 4

PENDING AGENCY APPROVAL

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of January 10, 2006

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 5:55 p.m., Tuesday, January 10, 2006, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present:	Robert Ziprick, Chairman Charles Umeda, Vice Chairman Robert Christman Floyd Petersen Stan Brauer
Board Members Absent:	None
Others Present:	Executive Director Dennis Halloway General Counsel Richard E. Holdaway

CRA-2006-001 – **Closed Session – Conference with Legal Counsel and Real Property Negotiators Government Code Section 54956.8)**

Property:	10582 Poplar Street
Negotiators:	Dennis R. Halloway, Pamela Byrnes-O'Camb, Mohammad Farha
Under Negotiation:	Price and terms of payment

The Agency Board immediately recessed to consider the closed session item as listed and reconvened at 7:02 p.m. with all members present. General Counsel Holdaway announced that the Agency Board met with Legal Counsel and its Negotiators and gave direction. There was no final action to report.

The Agency Board recessed to allow completion of the City Council Agenda and reconvened at 8:30 p.m. with all members present.

No items were added or deleted; no public participation comments were offered upon invitation of the Chair and no conflicts of interest were noted.

General

CRA-2006-002 – **CRA Bill #R-2006-01 – Authorizing the purchase and approving the Purchase Agreement and Joint Escrow Instructions for 10870 Poplar Street (APN 0283-121-48)**

Motion by Petersen, seconded by Christman and unanimously carried to adopt CRA Bill #R-2006-01.

Resolution No. 255

A Resolution of the Loma Linda Redevelopment Agency approving and authorizing the execution of an agreement for the acquisition of property from Sarah W. Gross as Administrator of the Estate of Lynn L. Gross (10870 Poplar Street)

Projects

CRA-2006-003 – **Award of contract to Family Homes, Tustin, for site preparation and placement of three manufactured homes on single-family Agency-owned lots on Court Street (1) and Lind Avenue (2) pursuant to the Agency's Housing Program**

The Secretary presented the report, noting that the Redevelopment Agency acquired the three subject lots in 2001 specifically for affordable housing; the lots were located within the target area known as the North Central Neighborhood; and the neighborhood was made up of a mix of single- and multi-family residences built prior to City incorporation.

During fiscal year 2002-2003, Agency Staff contacted manufactured home suppliers to ascertain the feasibility of utilizing manufactured homes as in-fill as part of its Affordable Housing Program. Due to the rising cost of "stick built" homes, it was determined that manufactured housing was cost effective and therefore feasible.

She went on to say that the Planning Commission approved a Conditional Use Permit to place single-family houses in a Multi-Family Residential (R-3) Zone and variances to reduce the required side yard setbacks for all three lots because the width of the lots were less than the required minimum. The Planning Commission also required front porches. The Historical Commission reviewed the proposal and concurred that placement of manufactured single-family housing was appropriate for the area and would be compatible with the existing housing.

She elaborated that each house would be placed on a perimeter foundation with central piers and when placed on a foundation, would be treated as a standard built house. The cost of each house was estimated to be $140,000 plus the cost of site preparation, which was minimal.

Board Member Brauer expressed concern that the houses may not look like standard houses, but may resemble mobile homes; i.e., depth of foundation. He then requested renderings or pictures of homes on single-family lots. Discussion ensued.

Community Development Director Woldruff confirmed that both the Historical Commission and Planning Commission approved the project and embellishments, such as front porches.

> **By common consent, the Secretary was asked to submit renderings or pictures of the manufactured houses on private lots to ensure a standard construction appearance versus a mobile home appearance, and the item was continued to January 24 for that purpose.**

The meeting adjourned at 8:35 p.m.

Approved at the meeting of

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Secretary