

**ALKALI FLAT
REDEVELOPMENT ADVISORY COMMITTEE
MEETING MINUTES
Thursday August 7, 2008.**

Call to order- 6:00 P.M.

Present: Frankfield, Wright, Owen, Lough, Miller, Ferderer and Carter

Absent: Delgado, Camacho, Monighan and Poe

Discussion/ Action Reports

Staff reports include oral presentations and those recommending receive and file.

1. **Approval of Minutes for June 5, 2008 RAC Meeting and June 18, 2008 Subcommittee Meeting Recommendation:** To Approve Meeting Minutes (Wright/Frankfield) Owen, Lough, Miller, Ferderer and Carter Ferderer. Minutes approved.

2. **Update on District 1 & 2 Events, Business Activities and Community Initiatives (Information Only)**
Moved to end of meeting. Effort to add parking in 12th Street has shifted to increasing opportunities on side streets.

3. **La Valentina Development Site Presentation by Domus Development (Information Item) – 25 Minutes**

Meea Kang, President of Domus Development provided an update on the La Valentina Development Project and provided examples of similar projects in different cities. Project concept has been presented to CM's Cohn and Tretheway as well as to the City Planning Department. Zoning and entitlement process is currently being considered and it looks like the project will require special permits and variances. Concept calls for the development of a 4 story building, consisting of 54 apartments over ground floor commercial and/or live work units. Several green elements, such as solar hot water and a green roof or currently part of the concept. Bridge will join buildings at the second floor. Concerns/Comments from RAC: Indentations in the building design could create loitering; good responsive property management of building is critical; parking should be adequate, but not excessive; windows should wrap building to have more "eyes on the street"; talk to RT; and include bike lockers and scooter parking. Domus will continue to update the RAC as the project progresses.

4. **Status of Approved Redevelopment Projects – (Information Only)**

Agency Staff Raul Carrillo discussed possible strategies for determining a development project on the *North Lot* site and 1224 D Street. Ideas ranged from initiating a community stakeholder workshops, working with graduate students, initiating a general plan, offering the sites as part of RFQ process, "as is". Agency staff will continue to work with RAC to determine how to proceed.

5. Public Comments - Matters Not on the Agenda

None

6. Committee Comments-Ideas, Questions, and Announcements

- Neighborhood Association meeting cancelled.
- Celebration August 21 at Muir Park.
- Cost analysis conducted by community on implementing street lighting is significantly less than what was previously reported by Staff. RAC members felt that the previous report was inaccurate and was done to deter members from pursuing a light project. There is a strong desire from various committee members to continue to research funding opportunities for the lights. Staff to research funding sources for street lights.
- RAC members requested an update on the B&G Club. Committee members continue to have concerns over the time it has taken to execute a project.

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7. Adjournment 7:35 p.m