



**AGENDA
LAKE FOREST
REDEVELOPMENT AGENCY**

**Regular Meeting of the Redevelopment Agency
December 4, 2007**

**Lake Forest City Hall
25550 Commercentre Drive
City Council Chamber
Lake Forest, California 92630**

NOTICE: Pursuant to Lake Forest Municipal Code Section 2.04.010, Regular Meetings of the Lake Forest Redevelopment Agency are held the First and Third Tuesday of each month at the hour of 6:00 p.m. for Closed Session matters, if required. The Public Session of the meeting shall commence at 7:00 p.m. or as soon thereafter as possible.

AGENDA ON THE INTERNET: The Agenda is available through the Internet at www.ci.lake-forest.ca.us. You can access the document on the Friday before the meeting on Tuesday. A brief summary of the actions taken at the meeting will be posted on the Internet the Thursday following the meeting.

AGENDA DOCUMENT REVIEW: The full Agenda including all back up information is available at the following Lake Forest locations: City Hall, 25550 Commercentre Drive, El Toro Branch Public Library at 24672 Raymond Way and the Foothill Ranch Branch Public Library at 27002 Cabriole, on the Friday prior to the Tuesday meeting.

AGENDA DESCRIPTION: The Agenda descriptions are intended to give notice to members of the public of a general summary of items of business to be transacted or discussed. The listed Recommended Action represents staff's recommendation. The Redevelopment Agency may take any action, which it deems to be appropriate on the agenda item and is not limited in any way by the recommended action.

CALL TO ORDER:

7:00 P.M.

ROLL CALL: Agency Members:

Peter Herzog
Kathryn McCullough
Marcia Rudolph
Mark Tettermer
Richard T. Dixon

Vice Chair:

Chair:

Executive Director:

Legal Counsel:

Agency Secretary:

Robert C. Dunek
Scott C. Smith
Sherry A.F. Wentz

CLOSED SESSION

CLOSED SESSION: At this time the Redevelopment Agency may recess to Closed Session for conference with Legal Counsel to discuss the items listed below pursuant to Government Code requirements. Any items not concluded by 7:00 p.m. may be continued to the end of the Public Session.

No items are scheduled for Closed Session.

PUBLIC SESSION

7:00 p.m.

PUBLIC SESSION: At this time the Redevelopment Agency will convene to consider public matters. Those wishing to address the Redevelopment Agency must submit a completed "Request to Speak" form to the Agency Secretary prior to Redevelopment Agency action.

PRESENTATIONS:

No items are scheduled for Presentations.

PUBLIC COMMENTS:

At this time members of the public may address the Redevelopment Agency regarding any items within the subject matter jurisdiction of the Redevelopment Agency. **NO** action may be taken on items not listed on the agenda unless authorized by law. Comments shall be limited to three minutes per person and an overall time limit of thirty minutes for the Public Comments portion of the agenda.

Any person wishing to address the Redevelopment Agency on any matter, whether or not it appears on this agenda, is requested to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Agency Secretary prior to an individual being heard by the Redevelopment Agency.

Whenever possible, lengthy testimony should be presented to the Redevelopment Agency in writing (8 copies) and only pertinent points presented orally. Additionally, a "Request to Register Written Comments" form is available at the back of the Chamber.

CONSENT CALENDAR: (Item Nos. 1-3)

All matters listed under the Consent Calendar are considered routine and will be enacted by one vote. There will be no separate discussion of these items unless Members of the Redevelopment Agency, the public, or staff request specific items be removed from the Consent Calendar for separate action.

- 1. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS WHICH APPEAR ON THE PUBLIC AGENDA SHALL BE DETERMINED TO HAVE BEEN READ BY TITLE AND FURTHER READING WAIVED.**

RECOMMENDED ACTION: Waive reading of Ordinances and Resolutions.

2. MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT AGENCY HELD ON NOVEMBER 6, 2007, submitted by Agency Secretary.

RECOMMENDED ACTION: Approve as submitted.

3. AMENDMENT TO AFFORDABILITY AGREEMENT - ALEXAN BELLECOUR AFFORDABLE UNITS submitted by Deputy Executive Director.

RECOMMENDED ACTION: Approve the First Amendment to the Affordability Agreement between the City of Lake Forest, Lake Forest Redevelopment Agency, and L&B/TCR Lake Forest LLC and authorize the Executive Director to execute the Agreement.

PUBLIC HEARING:

Public Hearings are scheduled for a time certain of 7:00 p.m. or as soon thereafter as possible. Redevelopment Agency, when considering the matter scheduled for hearing, will take the following actions: 1. Open the Public Hearing. 2. Receive staff report. 3. Accept public testimony. 4. Redevelopment Agency comments and questions. 5. Take appropriate action. Those wishing to address the Redevelopment Agency during the Public Hearing must complete a "Request to Speak" form and provide it to the Agency Secretary prior to the hearing.

4. ADOPTION OF THE MIDTERM REVIEW OF THE FIVE-YEAR IMPLEMENTATION PLAN AND TEN-YEAR AFFORDABLE HOUSING COMPLIANCE PLAN AND ADOPTION OF AN EXCESS SURPLUS PLAN FOR THE EL TORO PROJECT AREA submitted by Deputy Executive Director.

RECOMMENDED ACTION: 1. Open and hold a Public Hearing on the proposed Mid-Term Review of the Five-Year Implementation Plan, the Ten-Year Affordable Housing Compliance Plan, and Excess Surplus Plan for the Low and Moderate Income Housing Set Aside Fund. 2. Adopt a Resolution entitled A RESOLUTION OF THE LAKE FOREST REDEVELOPMENT AGENCY ADOPTING THE MID-TERM REVIEW OF THE FIVE-YEAR IMPLEMENTATION PLAN AND TEN-YEAR AFFORDABLE HOUSING COMPLIANCE PLAN, AND ADOPTING AN EXCESS SURPLUS PLAN FOR THE EL TORO PROJECT AREA. 3. Direct staff to file a Notice of Exemption within five (5) days of the adoption of this Resolution.

JOINT PUBLIC HEARING:

Public Hearings are scheduled for a time certain of 7:00 p.m. or as soon thereafter as possible. City Council/Redevelopment Agency, when considering the matter scheduled for hearing, will take the following actions: 1. Open the Public Hearing. 2. Receive staff report. 3. Accept public testimony. 4. City Council/Redevelopment Agency comments and questions. 5. Take appropriate action. Those wishing to address the City Council/Redevelopment Agency during the Public Hearing must complete a "Request to Speak" form and provide it to the City Clerk/Agency Secretary prior to the hearing.

5. APPEAL OF AGENCY ADMINISTRATIVE DENIAL OF TENTATIVE PARCEL MAP NO. 2006-003 TO SUBDIVIDE EL TORO SQUARE SHOPPING CENTER submitted by Deputy Executive Director.

RECOMMENDED ACTION: Adopt a Resolution entitled A RESOLUTION OF THE LAKE FOREST REDEVELOPMENT AGENCY SUSTAINING THE EXECUTIVE DIRECTOR'S DETERMINATION OF NONCONFORMANCE FOR THE PROPOSED TENTATIVE PARCEL MAP NO. TPM 2006-003.

DISCUSSION/ACTION ITEMS:

The following matters are for Redevelopment Agency consideration/discussion/action. Members of the public may have the opportunity to address these items if they wish to do so. Please complete the "Request to Speak" form and give to the Agency Secretary.

No items are scheduled for Discussion.

EXECUTIVE DIRECTOR'S REPORT:

At this time, the Executive Director may comment on agenda and non-agenda items; and report on items of interest to the Redevelopment Agency and community.

REDEVELOPMENT AGENCY COMMENTS:

At this time Agency Members may comment on issues relevant to the Redevelopment Agency agenda or non-agenda matters. No discussion may take place on any item not appearing on the posted agenda. Agency Members may ask a question for clarification, respond to statements made or questions posed by the public, make a brief announcement, or make a brief report on his or her own activities. In addition, the Agency may refer to staff or other resources for factual information, request staff to report back at a subsequent meeting or direct staff to place a matter of business on a future agenda. No action may be taken on non-agenda matters unless authorized by law (Government Code Section 54954.2).

ADJOURNMENT:



In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, including auxiliary aids or services, you should contact the Office of the City Clerk at (949) 461-3420. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The Redevelopment Agency agenda and agenda back-up materials can be obtained from the Office of the City Clerk on the Friday prior to the meeting. Agenda and agenda packets, if requested, will be make available in an appropriate alternative format to persons with a disability as required by the Americans With Disabilities Act. Copies of the agenda are provided at no cost and agenda back-up materials are available at the per page copy cost. If you wish to be added to the mailing list to receive a copy of the agenda, request must be provided to the City Clerk in writing. Agendas are also available for review on the City's website at www.ci.lake-forest.ca.us.

The City of Lake Forest mailing address is 25550 Commercentre Drive, Lake Forest, California 92630.
Phone: (949) 461-3400. FAX (949) 461-3511.

CERTIFICATION: I, Sherry A.F. Wentz, Agency Secretary of the City of Lake Forest, California, hereby certify that the foregoing agenda was posted for public review on Thursday, November 29, 2007, at 6:00 p.m.

Sherry A.F. Wentz, CMC
Agency Secretary