M I N U T E S

SPECIAL MEETING OF THE
COMMUNITY DEVELOPMENT COMMISSION
February 21, 2006

Chairman Sanderson called to order the special meeting of the West Covina Community Development Commission at 6:15 p.m. in the City Manager's Conference Room at City Hall, 1444 W. Garvey Avenue, West Covina.

ROLL CALL — Chairman Sanderson, Vice Chairman Herfert
Commissioners Hernandez (arrived at 6:20 p.m.), Lane, Touhey

Others Present: Pasmant, Alvarez-Glasman, Chung, Lee, Semblantes, Fields

PUBLIC COMMENT ON ITEMS ON THE AGENDA

Pete Reynolds, Reynolds Buick, stated he would like to purchase Eastland property because his used car business has outgrown the current space. He needs the extra space to create additional employee parking.

Bill McIntyre, McIntyre Companies, stated he would like to replace the commercial retail building at the Citrus/Workman site with Senior Housing. In order to do this, they are requesting a zoning change.

Doug Grey, West Covina Heights, S.C., requested that the City Council approve the 3rd amendment to the DDA for the Eclipse development and that the default be placed into abeyance. The company has plans to complete grading in March.

CLOSED SESSION — Chairman Sanderson commenced the closed session at 6:20 p.m. to discuss the following matters:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS –
Pursuant to Government Code Section 54956.8

Property:	Southwest corner of Citrus St./E. Workman Ave.
Agency Negotiators:	Pasmant, Chung
Negotiating Parties:	McIntyre Companies
Under Negotiations:	Both price and terms

Property:	2533 E. Workman Ave.
Agency Negotiators:	Pasmant, Chung
Negotiating Parties:	Reynolds Buick/GMC Trucks
Under Negotiations:	Terms of Sale

Property:	Parcels 1, 2, 3, 4, 5, 6, 7 and 8 of Tentative Parcel Map 60193
Agency Negotiators:	Pasmant, Chung
Negotiating Parties:	West Covina Heights S.C., LLC
Under Negotiation:	Terms of Sale

ADJOURNMENT — Chairman Sanderson adjourned the meeting at 6:55 p.m.

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Chairman Shelley Sanderson

ATTEST:

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Assistant Commission Secretary Susan Rush