SPECIAL MEETING
OF THE
WEST COVINA COMMUNITY DEVELOPMENT COMMISSION

TUESDAY – 5:45 P.M. DECEMBER 1, 2009
CITY MANAGER'S
CONFERENCE ROOM

A G E N D A

Agenda material is available for review before the meeting at the City Clerk's Office, Room 317 at City Hall, 1444 W. Garvey Avenue, West Covina. The City complies with the Americans With Disabilities Act (ADA). If you will need special assistance at this meeting, the City will try to accommodate you in every reasonable manner. Please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 a.m. to 5 p.m. Monday through Friday for assistance. Please call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Council meetings, please request no less than four working days prior to the meeting.

I. CALL TO ORDER OF THE COMMUNITY DEVELOPMENT COMMISSION

Roll Call: Chairman Hernández, Vice Chairman Sanderson, Commissioners Herfert, Lane, Touhey

II. PUBLIC COMMENTS ON ITEMS ON THE AGENDA

III. RECESS TO CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8

Property:	1420 South Willow Avenue
Agency Negotiators:	Pasmant, Alvarez-Glasman, Chung, Lee
Negotiating Parties:	Vivian Caidi Jiang
Under Negotiation:	Both price and terms of sale and consideration of approval of sale

IV. RECONVENE FROM CLOSED SESSION

V. ADJOURNMENT

ACTION: Motion by_____2nd by

To **ADJOURN** the meeting at _____P.M.

REGULAR MEETING
OF THE
COMMUNITY DEVELOPMENT COMMISSION
WEST COVINA, CALIFORNIA

TUESDAY - 7:00 P.M. **DECEMBER 1, 2009**
COUNCIL CHAMBERS

A G E N D A

NOTICE TO PUBLIC

THOSE WISHING TO ADDRESS THE COMMUNITY DEVELOPMENT COMMISSION ON ALL ITEMS, EXCEPT PUBLIC HEARINGS, WILL BE HEARD AT THE SAME TIME AS THOSE ADDRESSING THE CITY COUNCIL UNDER ORAL COMMUNICATIONS.

ANY WRITINGS OR DOCUMENTS, NOT EXEMPT FROM PUBLIC DISCLOSURE, PROVIDED TO A MAJORITY OF THE CITY COUNCIL REGARDING ANY ITEM ON THIS AGENDA WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION IN THE CITY CLERK'S OFFICE, ROOM 317 OF CITY HALL LOCATED AT 1444 W. GARVEY AVENUE, WEST COVINA, DURING NORMAL BUSINESS HOURS.

ROLL CALL Chairman Hernández, Vice Chairman Sanderson, Commissioners Herfert, Lane, Touhey

I. CONSENT CALENDAR

All items listed under the consent calendar may be enacted by a single motion without separate discussion. If, however, discussion or a separate vote on any item is desired by a Commission member, that item may be removed from the Consent Calendar and considered separately.

A. APPROVAL OF MINUTES

- Regular meeting of October 6, 2009
  cdc 10-06-09
- Regular meeting of November 17, 2009
  cdc 11-17-09

B. TREASURER'S REPORT FOR THE MONTH OF OCTOBER 2009

Treasurer's report of cash balances and investments. (Receive and file)
CDC Staff Rpt
CDC Stmt

C. EXCLUSIVE NEGOTIATING AGREEMENT WITH ASHDON DEVELOPMENT WEST COVINA, INC.

It is recommended that the Community Development Commission Board ("CDC Board") approve a 180-day Exclusive Negotiating Agreement ("ENA") with one 90-day option period, with the Ashdon Development West Covina, Inc., ("Developer") in order to negotiate the terms of sale and development of the AAA Pad located at the northeast corner of Azusa Avenue and Giambi Lane intersection.
I-C
I-C Attach 1, 2 & 3

ACTION ON CONSENT CALENDAR ITEMS: _____

Motion by _____second by _____
To approve all items except: _____

ROLL CALL: Herfert, Lane, Sanderson, Touhey, Hernández

END OF CONSENT CALENDAR

ADJOURNMENT

Motion by _____second by_____ to **ADJOURN** the meeting at _____ p.m.

NEXT REGULAR MEETING IS DECEMBER 15, 2009