

**PROJECTS COMMITTEE MEETING MINUTES
THE LONG BEACH HOUSING DEVELOPMENT COMPANY**

**CITY HALL
333 W. OCEAN BLVD., LONG BEACH, CA 90802
3rd FLOOR LARGE CONFERENCE ROOM**

Tuesday, March 9, 2010

DRAFT

Members Present: Anna Ulaszewski
Stacy McDaniel
Jonathan Gotz

Staff Present: Ellie Tolentino
Patrick Ure
Meggan Sorensen
Norma Lopez
Silvia Medina
Maria Pangelinan

Guests: Robert Dwelle, Habitat for Humanity

- I. Call to Order – Meeting called to order at 9:04 a.m.
- II. Roll Call - See members present above.
- III. Approval of minutes for the special meeting of November 10, 2009.

Member McDaniel motioned to approve the November minutes. Member Gotz seconded the motion.

Moved to Item V.

- IV. Approval of Stage II and III Design Review Process for Coronado Townhome Project (*Attachment*)

Staff Sorensen presented the staff report. Discussion ensued. Member Gotz expressed concern about the Spanish Revival architecture proposed for the project. Staff Ure stated that the design had been viewed and approved by the Committee and entire Board during the Stage I design review process. Staff Sorensen added that staff worked closely with JZMK architectural firm and suggested many upgrades such as nicer finishes and materials (including stainless steel appliances.) Member Ulaszewski expressed concern about the proposed tile flooring for the kitchen areas and asked if there were any alternatives. Brookfield staff was not present at the meeting to answer this question. Staff Ure suggested that once the Committee and Board saw the materials board they could get a better feel for the proposed building.

Member Ulaszewski asked for a motion to send the item to the full Board without approval for the meeting of 3/17/10. The Committee approved the motion made by Member McDaniel unanimously.

AGENDA ITEM NO. 12C

V. Approval of Stage I Design Review Process for Habitat for Humanity Washington School HAP Focus Area Scattered Sites Development (Attachment)

Staff Medina presented the staff report. Robert Dwelle of Habitat for Humanity introduced himself and answered questions from Committee members regarding the project. Member McDaniel asked about the timing for the project start date. Mr. Dwelle stated that the start date would be as quickly as possible and that they were looking into submitting for plan check soon. Staff Ure stated that on Monday, March 15, 2010, the LBHDC will be attending the RDA Board to obtain approval for the transfer of land for this project. Member McDaniel asked if Habitat had applicants lined up. Mr. Dwelle stated that Habitat had not begun to seek applicants. Vice President Tolentino stated that Habitat is planning many community meetings to outreach to residents. Member Ulaszewski added that she wanted the community to be aware of the design and the overall project.

The staff recommendation was approved unanimously.

Returned to Item IV.

VI. Upcoming Projects

Staff Ure and Lopez updated the Committee on the 2355 Long Beach Blvd. Meta project. The project is going smoothly and it is ahead of schedule (despite the rain), with a December 31, 2010 completion date.

Staff Lopez provided an update on the Courtyards project and stated that after a 9-month closing period, the deal had finally closed and the developer has obtained a notice to proceed.

Staff Lopez provided an update on Palace Hotel project and stated that the project is near closing (with a mid April target date.) Member Ulaszewski expressed her desire to submit the project for a historic preservation reuse award once completed.

Staff Lopez provided an update on the Villages Expansion project. She stated that the developer would pursue a project of 100 studio efficiency units and was putting the plan to develop housing on the parcel adjacent to Terminal Island Freeway on hold. This is good news since developing that parcel would be costly and complicated.

Staff Sorensen provided an update on the large Meta project on Long Beach Blvd. & Anaheim. She stated that the developer is working on a tax credit application which is due to the state on March 26, 2010.

VII. Public Comment – No public comment received.

VIII. Adjournment – 9:45 a.m.