

Novelo, Lilia

Subject: FW: Residential Impact Fees (Item 17 on 9-22 Council Agenda)

From: Greg Gunther <ggunther@frogkick.com>

Date: September 21, 2014 at 5:00:34 PM PDT

To: <mjomsky@cityofpasadena.net>

Cc: Mayor Bogaard <BBogaard@cityofpasadena.net>, Jacque Robinson <jacquerobinson@cityofpasadena.net>, Margaret McAustin <mmcaustin@cityofpasadena.net>, John Kennedy <jjkennedy411@att.net>, "Gene Masuda" <genomas@aol.com>, Victor Gordo c/o Vannia DeLaCuba <vdelacuba@cityofpasadena.net>, Steve Madison <smadison@cityofpasadena.net>, Terry Tornek <ttornek@cityofpasadena.net>

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Dear Mayor Bogaard and City Council members –

My name is Greg Gunther and I am a resident and property owner in the Playhouse District.

As background:

- We have a long list of un-met needs for park facilities in the Central District (in fact, Michael Beck has written that my neighborhood, the Playhouse District, is “park-starved”)
- At the same time, we are making an out-sized \$\$\$ contribution to the RIF kitty because of the many (and large) residential projects in our area – and these payments are passed through in the prices that homeowners pay for their condominiums and imputed in the rent that tenants pay for their apartments

As a result, this issue is extremely important to residents of the Central District and, while I am unable to attend tonight’s Public Hearing in person, I want to express my wholehearted support for both proposals:

- **Amend Section 4.17.60 of the Pasadena Municipal Code which would allow Residential Impact Fees to be used for parks**
 - Eliminate the minimum 1 acre size for parks (1 acre is just not feasible in our Central District!)
 - Expand the definition of a park, to include appropriate urban amenities such as plazas, courtyards, pocket parks, etc.
- **Provide for an annual increase of the Residential Impact fees that is tied to the Consumer Price Index**
 - I believe the fact that a 5% increase brings us to only 90% of the benchmarked average provided seems to indicate that we maintain reasonable competitiveness in the regional market

Please correct this inequity – Residential Impact Fees are intended to support park development in the neighborhoods where these fees are generated!

Side Note re: Parklets:

There has been some conversation about the potential for advocating that the definition of permissible uses be expanded to Parklets such as are currently under consideration in the

Playhouse District. Despite my deep personal commitment to the Parklets project, I do want to go on record as saying that I am NOT in favor of this use for RIFs. The intention of the Residential Impact Fees is to support the creation of PERMANENT improvements. Because the Agreement for Parklets is envisioned to be between the City and the Playhouse District Association – and the PDA currently has only a 5-year life which is then subject to renewal – I believe that any use of these funds for Parklets would be counter to the “best use” of this important financial resource.

Thank you,
// Greg Gunther

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