

CITY OF PASADENA

Community Development Commission Minutes
January 22, 2001 - 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 10:45 p.m.

ROLL CALL:

Commissioners:

Chair Bill Bogaard
Vice Chair Bill Crowfoot
Commissioner Steve Haderlein
Commissioner Holden
Commissioner Paul Little
Commissioner Steve Madison
Commissioner Joyce Streater
Commissioner Sidney F. Tyler, Jr.

Staff:

Chief Executive Officer Cynthia J. Kurtz
General Counsel Michele Beal Bagneris
Secretary Jane Rodriguez

PUBLIC COMMENT

No one appeared for public comment.

Commissioner Holden was
excused at 10:46 p.m.

**DETERMINATION OF INCONSISTENCY WITH VILLA PARKE
REDEVELOPMENT PLAN FOR PROPOSED MOTEL AT 408
NORTH FAIR OAKS AVENUE**

Recommendation of Chief Executive Officer: It is recommended that the Pasadena Community Development Commission find that the proposed motel at 408 North Fair Oaks Avenue is not consistent with the land use provisions (Sec. 600) of the Villa Parke Redevelopment Plan.

The Chief Executive Officer introduced the item.

Mr. John Poindexter, Project Manager, summarized the agenda report.

Mr. Scott Carlson, representing the applicant, stated the proposed motel is in Zone IG which permits a motel as a matter of right, and noted the proposed project site is located within the Fair Oaks/Orange Grove Specific Plan area. He further stated the purpose of the Fair Oaks/Orange Grove Specific Plan is to emphasize commercial uses and de-emphasize industrial uses and allow a broad mix of land uses, including hotels and motels. He indicated it was his belief that there exists a direct conflict between

the Specific Plan and the Villa Parke Redevelopment Plan, and noted the applicant is proposing a project that is compatible with the City's long-range planning for the area.

Commissioner Streator noted that the Fair Oaks/Orange Grove Specific Plan has not yet been adopted by the City Council.

Mr. Raj Patel, applicant, described the proposed project and distributed a handout of brochures regarding the hotel chain.

The following individuals spoke in support of the staff recommendation and in opposition to the proposed project:

Mr. Tom Murray, 399 N. Raymond Avenue
Mr. Don Short, 419 N. Raymond Avenue
Mr. Roy Jimenez, 450 N. Raymond Avenue
Mr. Vance Weisbruch, 464 N. Raymond Avenue
Mr. Elliott Miller, 399 N. Raymond Avenue

Vice Chair Crowfoot, noting this proposed project was in his district, indicated he had heard from a number of the neighborhood residents who voice the same objection to the proposed motel as the previous speakers. He also stated he felt it was incumbent upon the Commission to accept the staff's recommendation and hold to it until such time as the land use ideas for the area are revisited when the Specific Plan comes forward for discussion/approval.

It was moved by Vice Chair Crowfoot, seconded by Commissioner Streator, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: Commissioner Holden)

MINUTES APPROVED

It was moved by Commissioner Little, seconded by Commissioner Haderlein, to approve the minutes of November 6, 13, 20, and 27, 2001, as submitted. (Motion unanimously carried) (Absent: Commissioner Holden)

FIRST AMENDMENT TO OWNER PARTICIPATION AGREEMENT (OPA) (AGREEMENT NO. CDC-333) WITH BEACON HOUSING, INC. (DEVELOPER) FOR THE INSTALLATION OF A NEW ROOF AT 445 N. GARFIELD AVENUE, PASADENA

Recommendation of Chief Executive Officer:

- (a) Approve the terms and conditions of the First Amendment to the Owner Participation Agreement (OPA) (Agreement No. CDC-333) with Beacon Housing, Inc., a California non-profit corporation, to provide an additional \$50,500 in Low and Moderate Income Housing Trust Funds for the installation of a new roof on the apartment building located at 455 N. Garfield Avenue, Pasadena; and
- (b) Approve a journal voucher transferring \$50,500 from the Low and Moderate Income Housing Trust Fund (Account No. 810-

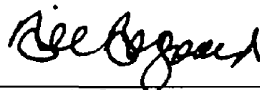
684120-51301) to the Beacon Housing Project (Account No. 810-684120-51307) in accordance with the terms and provisions of the OPA.

(c) Authorize and direct the Chief Executive Officer to take all necessary actions and to execute and the Secretary to attest the First Amendment. (Agreement No. CDC 333-1; Journal Voucher No. 2001-67)

Mr. Richard Bruckner, Director of Housing & Development, summarized the agenda report and responded to questions from Commissioners regarding financial options for financing the installation of the roof.

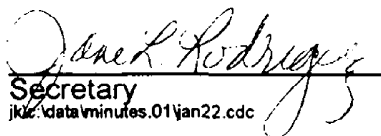
Following discussion, it was moved by Vice Chair Crowfoot, seconded by Commissioner Little, to approve the Chief Executive Officer's recommendation with the understanding that this is a grant (not a loan) for an amount up to the lowest qualified competitive bid received for the work. (Motion unanimously carried) (Absent: Commissioner Holden)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 11:30 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary
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