

CITY OF PASADENA

Community Development Commission Minutes
March 12, 2001 - 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 8:35 p.m.

ROLL CALL:
Commissioners:

Chair Bill Bogaard
Vice Chair Bill Crowfoot (Absent)
Commissioner Steve Haderlein
Commissioner Holden (Returned at 8:37 p.m.)
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.

On order of the Chair, the regular meeting of the Community Development Commission recessed at 8:35 p.m., to a joint meeting with the City Council.

CONTINUED JOINT PUBLIC HEARING: APPROVAL OF DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN PASADENA HOUSING INVESTORS, L.P. AND PASADENA COMMUNITY DEVELOPMENT COMMISSION FOR HERITAGE SQUARE MIXED-USE SENIOR HOUSING COMPLEX AT 730-790 NORTH FAIR OAKS AVENUE, RELOCATION/RENOVATION OF HISTORIC "DECKER HOUSE", REPLACEMENT HOUSING PLAN AND RELOCATION PLAN

Recommendation of Chief Executive Officer: It is recommended that the Pasadena Community Development Commission adopt a resolution:

- (a) Finding and determining on the basis of that the Initial Study prepared for the Development, that there is no substantial evidence that the development will have a significant effect on the environment nor any potential for adverse effect on wildlife resources if certain specified mitigation measures are implemented;
- (b) Approving the Mitigated Negative Declaration and directing the Secretary of the Commission to concurrently file with the Clerk of Los Angeles County a Certificate of Fee Exemption and a Notice

of Determination;

(c) Finding and determining that (i) the Development is consistent with the Redevelopment Plan for the Fair Oaks Avenue Redevelopment Project and would be compatible with surrounding land uses in the Fair Oaks Redevelopment Project Area subject to approval of the Fair Oaks/Orange Grove Specific Plan or a Planned Development (PD), (ii) Development will assist in the elimination of blight and provide housing for low and moderate income persons, (iii) the Development is consistent with the Commission's Five-Year Implementation Plan, and (iv) the consideration received by the Commission under the DDA is not less than the fair market value with the covenants, conditions and costs authorized by the DDA;

(d) Approving the terms and conditions of DDA in connection with the Development;

(e) Approving the Replacement Housing Plan and the Relocation Plan;

(f) Approving a journal voucher appropriating Commission funds in an amount not to exceed a total of \$2.9 million (HOME funds - \$1.5 million; Fannie Mae American Communities Fund - \$1 million and Low and Moderate Income Housing Trust Funds - \$0.4 million) to provide loan assistance to the Developer for acquisition, relocation, and rehabilitation costs related to the Development; and

(g) Authorizing and directing the Chief Executive Officer of the Commission to execute, and the Secretary to attest, the DDA and take the actions necessary to complete the Development. (Resolution No. CDR-201; Contract No. CDC-439; Journal Voucher No. 2001-78)

Commissioner Holden
returned at 8:37 p.m.

Recommendation of City Manager: It is recommended that the City Council adopt a resolution:

(a) Authorizing the Commission to enter into the DDA; and

(b) Authorizing the City Manager to take the necessary actions to complete the Development. (Resolution No. 7977)

The Chair opened the public hearing.

The Secretary reported the notice of public hearing was published in the Pasadena Star News on January 16, 22, and 29, 2001; one letter in support was received; and one letter in opposition was received.

The Chief Executive Officer noted tonight's public hearing was to decide the financial involvement in the project, not the land use determination.

Mr. Gregory Robinson, Housing Administrator, reviewed the agenda report and responded to questions.

Commissioner Madison was
excused at 8:46 p.m.

Ms. Kathleen Head, principal with Keyser Marston (City's consultant), summarized the funding and financial implications of the project.

Mr. Craig Farmer, Vice President of Simpson's Housing Solutions, provided background information on his company, and spoke in support of the project.

The following individuals spoke in support of this item:

Mr. Gregory Mosley, representing the W.D. Edison Neighborhood Association.

Ms. Georgia Holloway, Pasadena resident
Mr. Marvin Schachter, Senior Advocacy Council
Ms. Margie Hall, Pasadena resident
Pastor N. Benson, Pasadena resident

The following individuals spoke in opposition to this item:

Commissioner Madison
returned at 9:20 p.m.

Ms. Renee Rubalcava, Pasadena resident, distributed a handout entitled "The Decker House 1892"

Ms. Mamie Washington, Pasadena resident

Ms. Damie M. Cheatham, Pasadena resident

Ms. April Boettcher, Pasadena resident, submitted her letter dated March 12, 2001 in opposition to the Development Agreement, with an attached "Petition to the Proposed Fair Oaks Specific Plan" with 66 signatures.

Ms. Renee Morgan-Hampton, Pasadena resident

Mr. Jose Fernandez, Pasadena resident,

Mr. Mark Stussi, Pasadena resident, submitted a handout listing of existing drug rehabilitation/mental facilities in the area

Mr. Tom Murray, Pasadena resident

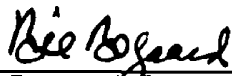
Vice Chair Crowfoot arrived
at 9:37 p.m.

It was moved by Commissioner Streator, seconded by Commissioner Tyler, to close the public hearing. (Motion unanimously carried) (Absent: None)

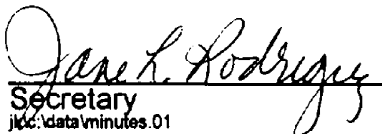
It was moved by Commissioner Streator, seconded by Commissioner Holden, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: None)

On order of the Chair, the joint meeting with the City Council and the regular meeting of the Community Development Commission adjourned at 9:56 p.m.

ATTEST:



Bill Bogaard, Chair
Community Development Commission



Secretary
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