

CITY OF PASADENA
Community Development Commission Minutes
August 11, 2003 – 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 7:17 p.m.

ROLL CALL:

Commissioners:

Chair Bill Bogaard
Vice Chair Sidney F. Tyler, Jr.
Commissioner Victor Gordo
Commissioner Steve Haderlein (Absent)
Commissioner Chris Holden
Commissioner Paul Little
Commissioner Steve Madison
Commissioner Joyce Streater

Staff:

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

RECESS TO JOINT MEETING On order of the Chair, the regular meeting of the Community Development Commission recessed at 7:17 p.m. to a joint meeting with the City Council.

JOINT ACTION: PROPOSED MERGER OF NORTHWEST REDEVELOPMENT PROJECT AREAS

Recommendation of Chief Executive Officer/City Manager:

It is recommended that the Pasadena Community Development Commission and the City Council direct staff to commence with the amendment/merger process to combine the five existing redevelopment project areas in Northwest Pasadena in accordance with the provisions and requirements of California Redevelopment Law - Health and Safety Code Section 33000 et seq. It is further recommended that formation of a new 17-member Merged Area Advisory Body be commenced with as described in Exhibit 1 of the agenda report.

Recommendation of Community Development Committee:

On June 12, 2003, the Community Development Committee recommended approval of a 17-member Merged Area Advisory Body which would be subject to evaluation in the future to determine if the number of representatives from each redevelopment area benefits the merged redevelopment area. It also recommended approval of staff's recommendation for the allocation concept for the use of pooled funds with some minor changes (Exhibit 1 of agenda report).

Recommendation of Northwest Commission: On April 2, 2003, the Northwest Commission confirmed its previous recommendation to approve the merger of the five redevelopment areas, staff's recommendation for the allocation

of the funds and the formation of a Merged Area Advisory Body which would consist of 17 members from the five redevelopment areas (Exhibit 1 of the agenda report).

Recommendation of Fair Oaks Project Area Committee:

On April 2, 2003, the Fair Oaks PAC confirmed its previous recommendation to oppose the merger, but if approved by the City Council, recommended a Merged Area Advisory Body of 53 members which would keep the existing Project Area Committees together and allow for the inclusion of representation from the other redevelopment areas. It was also recommended to approve staff's recommendation for the allocation of funds (Exhibit 1 of the agenda report).

Recommendation of Lincoln Avenue Project Area Committee:

On April 2, 2003, the Lincoln Avenue PAC recommended against the proposed merger, but if approved by the City Council, there was a unanimous vote to recommend a proposed resolution regarding the merger, the formation of a Merged Area Advisory Body and the allocation of funds in Exhibit 2 of the agenda report.

Commissioner Madison, Chair of the Economic Development and Technology Committee, reviewed the agenda report.

Discussion followed on the distribution of monies received and generated by the proposed Merged Project Area Committee (PAC) and existing PACs, member representation and community involvement issues involving the proposed PAC, the rationale for setting the number of representatives, inclusion of at-large members on the proposed PAC, and the historical intents and perspectives involved in the formation of the existing PACs.

Mr. Richard Bruckner, Director of Planning and Development Department, and Mr. Mario Leonard, Manager of Northwest Programs, discussed the distribution of monies and representation in the proposed PAC and responded to questions.

Ms. Maribel Medina, Assistant General Counsel, clarified legal issues regarding the formation of a PAC.

MOTION

It was moved by Commissioner Gordo to approve the Chief Executive Officer's recommendation, with an amendment to eliminate the at-large positions, which would create a 14-member PAC.

Mr. Chris Sutton, Pasadena resident, expressed opposition to the merger of the PACs; and outlined possible legal issues in the proposal to merge the Lincoln Avenue PAC into the proposed PAC, and possible conflicts with the City's existing agreement with the Lincoln Avenue PAC. Mr. Sutton suggested that all of the City's PACs should be included in any merger action or there should be no merger.

Ms. Medina briefly discussed the life span of a PAC and agreed that a review of the agreement with the Lincoln Avenue PAC should be performed.

The following persons spoke in opposition to the merger, as proposed:

Mr. Ernest Sanchez, Lincoln Avenue PAC Chair
Mr. Nathaniel Lewis, Jr., Pasadena resident

Commissioner Streator suggested the agenda item be continued for one week to allow the General Counsel time to address the legal issues involved with redevelopment law and the Lincoln Avenue PAC and legal considerations stemming from the agreement between the City and the Lincoln Avenue PAC, as outlined by Chris Sutton. She also requested staff provide an explanation of the reasons for not including all of the City's PACs in this merger, rather than only those PACs involved within Northwest Pasadena.

The Chief Executive Officer indicated a delay by the Commission would allow staff the opportunity to conduct a legislative search of the reports that originally formed the existing PACs.

Mr. Bruckner and Ms. Medina discussed the information that staff had gathered regarding the existing PACs, and requested that legal documents/reports/settlement agreements that might be held by the PACs and/or City advisory bodies should be made available to City staff for review.

MOTION TABLED

Commissioner Gordo requested his motion be tabled to allow time to address the Commission's questions. He also indicated support for a single PAC that would ensure representation for all redevelopment areas.

Following discussion, staff was directed to develop information that would address the issues posed by Commissioner Streator above and additional questions posed by the Commission regarding the lack of representation in the Villa Parke and Lake/Washington areas, the use of ad hoc advisory committees for projects involving the Villa Parke area, legal issues involving representation in redevelopment areas, the determination of an adequate number of representatives in the merged PAC, the proposed duties and responsibilities of the merged PAC, the trigger points for monies going into the proposed PAC, concerns regarding the disenfranchisement of segments of the community, and the need to derive input from residents in all the redevelopment areas.

On order of the Chair, the above item was held one week for staff to respond to the Commission's questions.

RECESS

On order of the Chair, the joint meeting with the City Council adjourned at 8:05 p.m., and the regular meeting of the Community Development Commission recessed at this time to the regular meeting of the City Council.

RECONVENED

On order of the Chair, the regular meeting of the Community Development Commission reconvened at 8:18 p.m. (Absent Commissioner Haderlein)

PUBLIC HEARING: ADOPTION OF NEGATIVE DECLARATION AND APPROVAL OF OWNER PARTICIPATION, PURCHASE, DEVELOPMENT, LOAN AND LEASE AGREEMENT BETWEEN LOS ANGELES COMMUNITY DESIGN CENTER AND PASADENA COMMUNITY DEVELOPMENT COMMISSION ("PCDC") FOR THE ORANGE GROVE GARDENS APARTMENTS DEVELOPMENT AT 252-284 E. ORANGE GROVE BOULEVARD

Recommendation of Chief Executive Officer:

(1) Hold a public hearing to consider the proposed Orange Grove Gardens 38-unit apartment development (the "Development") located at 252-284 E. Orange Grove Boulevard in accordance with the terms and provisions of that certain Owner Participation, Purchase, Development, Loan and Lease Agreement (the "Agreement") between the Los Angeles Community Design Center ("Developer") and PCDC as described in the agenda report;

(2) Adopt a resolution:

(a) Finding and determining on the basis of 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;

(b) Approving the Negative Declaration and directing the Secretary of the PCDC to concurrently file with the Clerk of Los Angeles County a Certificate of Fee Exemption and Notice of Determination.

(c) Approving the terms and conditions of the Agreement;

(d) Approving a journal voucher appropriating PCDC funds in the amount not to exceed \$1,900,000 from the Housing Opportunities Fund and transferring \$250,000 from the Villa-Parke Redevelopment Project Account (Account No. 8166-804-682222) for PCDC assistance to the Orange Grove Gardens development (Account No. 810-684120-51329); and

(3) Authorize the Chief Executive Officer of the PCDC to execute, and the Secretary to attest, the Agreement and to take all actions necessary to implement the Agreement and complete the Development. (Resolution No. CDR-224; Agreement No. CDC-517; Journal Voucher No. 2004-7)

Recommendations of Northwest Commission and Fair Oaks Avenue Project Area Committee - A special joint meeting of these two advisory bodies was convened on

July 22, 2003. The subject recommendation was unanimously recommended by the Northwest Commission. The Fair Oaks Avenue Project Area Committee ("PAC") could not take action due to lack of a quorum. Consequently the PAC convened a special meeting on July 29, 2003, at which the subject recommendation was unanimously recommended. The PAC also requested that viable housing projects currently awaiting Commission assistance not be jeopardized as a result of the Development moving ahead.

Recommendation of Community Development Committee:

The subject recommendation was unanimously recommended by the Committee at its meeting on July 24, 2003.

The Chair opened the public hearing.

The Secretary reported the notice of public hearing was published on July 28 and August 4, 2003 in the Pasadena Star-News; and one letter in support was received.

Mr. Jim Wong, Project Manager, summarized the agenda report and responded to questions.

Commissioner Little encouraged the use of local employment training programs and local job trainees in these construction projects and the marketing of the housing units to local residents.

In response to Commissioner Holden's questions, the Chief Executive Officer elaborated on the structuring of this project model; and Mr. Richard Bruckner, Director of Planning and Development Department, clarified aspects of the structuring of the City's purchase of the property and other financial issues.

Discussion followed on the City's role and participation in structuring the financial aspects of development projects.

Ms. Robin Hughes, Los Angeles Community Design Center representative, spoke in support of the project, and commented on the design, financing, and management of the development.

Mr. Peter Alexander, Pasadena resident, spoke in opposition to the project, and expressed concerns regarding the sufficiency of the notice given residents of the area and the opportunity to provide input.

The Chair suggested Mr. Alexander submit his concerns and experience regarding the noticing process to staff.

Commissioner Gordo noted this project would serve the Villa Parke area, which has no Project Area Committee, and this might have factored into the developer or staff's ability to obtain input from the residents in the area. He also expressed concern at the over concentration of affordable housing

projects in Northwest Pasadena, and requested staff provide information on the location of this type of project in the past few years in the area from Fair Oaks Avenue to Orange Grove Boulevard between the 210 Freeway and Washington Boulevard for future reference purposes.

It was moved by Commissioner Streator, seconded by Vice Chair Tyler, to close the public hearing. (Motion unanimously carried) (Absent: Commissioner Haderlein)

Commissioner Holden stated his support for the intent of the project in producing affordable housing units, but noted he did not support the financing mechanism that was proposed.

Following discussion, it was moved by Commissioner Gordo, seconded by Commissioner Streator, to approve the Chief Executive Officer's recommendation. (Motion carried, with Commissioner Holden objecting to Recommendation Nos. 2(c), 2(d), and 3, pertaining to the financial structuring of the project) (Absent: Commissioner Haderlein)

RECESS

On order of the Chair, the regular meeting of the Community Development Commission recessed at 9:00 p.m. to the regular meeting of the City Council.

RECONVENED

On order of the Chair, the regular meeting of the Community Development Commission reconvened at 10:06 p.m. (Absent Commissioner Haderlein)

MINUTES APPROVED

April 28, 2003
May 5, 2003
May 12, 2003

It was moved by Commissioner Streator, seconded by Commissioner Little, to approve the above minutes, as submitted. (Motion unanimously carried) (Absent: Commissioner Haderlein)

PUBLIC COMMENT

No one appeared for public comment.

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 10:07 p.m.

Bill Bogaard

Bill Bogaard, Chair
Community Development Commission

ATTEST:

Janet Rodriguez

Secretary

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