

CITY OF PASADENA
Community Development Commission Minutes
December 15, 2003 – 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 8:22 p.m.

ROLL CALL:

Councilmembers:

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 (Absent)
Commissioner Joyce Streater

Staff:

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

PUBLIC COMMENT

There was no public comment.

**APPROVAL OF
MINUTES**

November 17, 2003

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

APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT INCLUDING A PREDEVELOPMENT LOAN OF \$50,000 FOR DEVELOPMENT OF FOUR TOWNHOMES (CYPRESS TOWNHOMES) AT 537 N. CYPRESS AVENUE WITH AFFORDABLE HOUSING CONSOLIDATED, INC.(DEVELOPER)

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

(1) Approve the terms and conditions of an Exclusive Right to Negotiation based on the terms set forth in the agenda report; and

(2) Authorize the Chief Executive Officer to execute, and the Secretary to attest, the Exclusive Negotiations Agreement and related documents based on these terms. (CDC Contract No. 526)

Recommendation of Advisory Bodies: On December 9, 2003, the Northwest Commission approved the recommendation. The Community Development Committee's recommendation of December 11, 2003, will be reported orally to the Commission. The Fair Oaks Project Area Committee meeting on December 4, 2003 was cancelled due to a lack of quorum.

Mr. Richard Bruckner, Planning & Development Director, and Ms. Stella Lucero, Project Manager, summarized the report and responded to questions.

It was moved by Commissioner Little, seconded by Commissioner Streater, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried)
(Absent: Commissioners Haderlein, Madison)

On order of the Chair, the regular meeting of the Community Development Commission recessed at 8:28 p.m. to a joint meeting with the City Council. (Absent: Commissioners Haderlein, Madison)

RECESS TO JOINT
MEETING

JOINT ACTION: APPROVE THE DESIGN DEVELOPMENT PLANS FOR THE PASADENA CIVIC CENTER/MID-TOWN DISTRICT DESIGN PROJECT

Recommendation of City Manager/Chief Executive Officer:

It is recommended that the City Council/Community Development Commission (PCDC):

(1) Find the project Categorically Exempt from the California Environmental Quality Act (CEQA) per Sections 15301(b) and (c), 15304(b), and 15331; and

(2) Approve the Design Development Elements for the Pasadena Civic Center/Mid-Town District Design Project as outlined in the Executive Summary document (Attachment No. 1 of the agenda report).

Recommendation of City Advisory Bodies: The City Center Implementation Task Force (the "Task Force") recommended that the City Council/PCDC approve the Design Development Plan document; the Arts Commission recommended approval of the Public Arts Programming component of the Plan; the Urban Forestry Advisory Committee approved the choice of replacement tree for Holly Street; the Community Development Committee recommended approval of the Plan; the Historic Preservation Commission did not have a quorum vote to make a formal recommendation; the Design Commission recommended approval of the Plan with inclusion of specific advisory comments; and Pasadena Sister Cities Committee supports the recommendations identified in the Design Development plans. A summary of Advisory Body comments and recommendations and staff responses is found in Attachment No. 2 of the agenda report.

The Chief Executive Officer introduced the item.

Ms. Karen Balchunas, Project Planner, summarized the report, provided a short video presentation on the Centennial Square water element, and responded to questions.

Commissioner Holden acknowledged and thanked staff and Task Force members for their dedication and work throughout the years.

Vice Chair Tyler requested staff provide the Council/Commission with a picture and description of the London Plane Tree to be planted on Holly Street.

Ms. Kathryn Nack, Chair, City Center Implementation Task Force, summarized the recommendation of the Task Force and spoke in support of the Plan.

Mr. Mark Nay, City Center Implementation Task Force Member, spoke in support of the Plan and responded to questions regarding the replacement trees to be planted along Holly Street and the Centennial Square water element.

Ms. Renee Morgan-Hampton, City Center Implementation Task Force Member, spoke in support of the overall Plan, but expressed concern regarding the water feature and suggested that it be studied further. She also spoke regarding the replacement trees for Holly Street and noted the need to revisit this issue.

Ms. Susan Mossman, Pasadena Heritage and City Center Implementation Task Force Member, submitted and summarized her letter dated December 15, 2003, echoed Ms. Morgan-Hampton's comments, and urged more thought be given to the trees and the water element.

Mr. Richard Quirk, City Center Implementation Task Force Member, spoke in support of the overall Plan, but noted the tree issue needs to be studied further.

Mr. Larry Morrison, Team Pasadena consultant, spoke in support of the Plan and responded to questions regarding the water element.

Mr. Stephen Carroll, Team Pasadena consultant, spoke in support of the Plan and responded to questions regarding the London Plane trees and the different species.

It was moved by Commissioner Holden, seconded by Commissioner Little, to approve the City Manager's/Chief Executive Officer's recommendation with the suggestion that if there are any dedicated dollars left over from the City Hall seismic retrofit project, that they be dedicated to this project first.

Commissioner Streater expressed concern regarding the London Plane trees to be planted along Holly Street and how these trees would fare in Southern California, concern that they might be high maintenance, and concern that they might be susceptible to fungus.

Vice Chair Tyler and Commissioner Gordo suggested holding approval of the water feature to allow for further public participation and input, and to provide the community with additional information on the recommended fountain and the alternates considered by the Task Force.

The Chief Executive Officer suggested not revisiting these issues immediately. She spoke regarding the difficulty in getting the community engaged in the project at this time and suggested waiting until the City Hall seismic retrofit is underway to allow for more public attention.

Commissioner Streator noted when the City Council went through the budget for the City Hall seismic retrofit project, some elements of restoration were eliminated in order to reach targeted amounts, and indicated she would hope that any left over funds go to those projects which were eliminated before they go to the above project.


Vice Chair Tyler suggested making a decision on any left over funds when the time and opportunity arises rather than committing at this point.

Commissioner Streator suggested Commissioner Holden amend his motion to:

1) Remove from the motion the caveat regarding funding, and let the decision about funding occur at the time that it looks like there may be a surplus, 2) postpone a final decision on design of the water element until later (after seismic construction of City Hall begins) and not refer the issue back to the Task Force, and allow the Council/Commission to make a decision closer to the time on who will take the lead on the water element; and 3) some time in the near future, obtain more information regarding the different London Plane species.

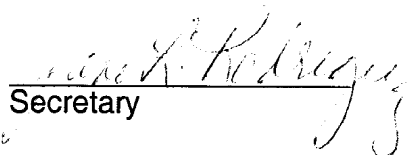
Following further discussion, Commissioner Holden amended his motion, with consent of the seconder, to approve the City Manager's/Chief Executive Officer's recommendation as modified to (1) request staff come back within an appropriate period of time with a technical response regarding the proposed trees to be planted on Holly Street and the issue of tree fungus and other related matters; (2) the issue of the water feature to come back to the City Council/Commission at some future date to be determined by the City Manager/Chief Executive Officer; and (3) the issue of any monies that could be used for this project as a part of the retrofitting restoration project for City Hall would also come back at some future date to be determined if there are any surplus monies and how best to spend them related to this project. (Motion unanimously carried) (Absent: Commissioners Haderlein, Madison)

On order of the Chair, the joint meeting of the Community Development Commission and the City Council adjourned at 10:15 p.m., and the regular meeting of the Community Development Commission adjourned at this time.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary