

CITY OF PASADENA  
Community Development Commission Minutes  
December 20, 2004 – 5:30 P.M.  
Pasadena Senior Center, Multi-Purpose Room  
85 East Holly Street

REGULAR MEETING

**OPENING:** Chair Bogaard called the regular meeting to order at 7:55 p.m.

**ROLL CALL:**  
Commissioners:

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

Staff:

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

No one appeared for public comment.

**APPROVAL OF OWNER PARTICIPATION AND LOAN AGREEMENT WITH AFFORDABLE HOUSING SERVICES, INC. FOR DEVELOPMENT OF AFFORDABLE PERMANENT SUPPORTIVE HOUSING PROJECT AT 270 E. PARKE STREET**

**Recommendation of Chief Executive Officer:**

- (a) Find and determine that the project ("Project") described in the proposed Owner Participation and Loan Agreement ("OPLA") is categorically exempt under the California Environmental Quality Act ("CEQA") and, specifically, under Section 15301 of the State CEQA Guidelines, and authorize the Secretary of the Commission to file with the County Clerk a Notice of Exemption for the Project pursuant to Section 15301 of the State CEQA Guidelines;
- (b) Approve the terms and provisions of the OPLA between the Commission and Affordable Housing Services, Inc. ("Developer"), including the provision of Commission financial assistance for the Project totaling \$968,000 from the Commission's Housing Opportunities Fund;
- (c) Approve a journal voucher entry appropriating to the "AHS Parke Street" project \$968,000 from the Housing Opportunities Fund - Low and Moderate Income Housing Trust Funds; and
- (d) Authorize the Chief Executive Officer of the Commission to execute and the Secretary to attest, the OPLA and any and all documents necessary to effectuate the terms and provisions of

the OPLA. (Agreement No. CDC-553; Journal Voucher No. 2005-37)

**Advisory Body Recommendations:** The Northwest Commission unanimously recommended the Pasadena Community Development Commission approve the staff recommendation at its meeting on November 23, 2004. The Community Development Committee unanimously recommended the Commission approve the staff recommendation at its meeting on December 9, 2004.

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

Mr. Richard Bruckner, Director of Planning and Development Department, responded to questions regarding parking space regulations for the project, and confirmed the spaces would be standard size and not include compact size parking.

Commissioner Gordo questioned the application of a 1.5-1.75 parking space range to these apartments as it was his recollection that this range would be applied in the Central District area only, because of mass transit factors in the Central District.

Discussion followed regarding the recently-approved parking regulations and the application of a 1.5-1.75 parking space range for apartments of this size citywide vs. in the Central District only.

The Chief Executive Officer will have staff research this issue and inform the Commission.

Commissioner Gordo expressed concerns regarding affordable housing being concentrated in one area and impacts on the neighborhood, and indicated future consideration of projects should include the placement of affordable housing throughout the City.

In response to Commissioner Gordo's question regarding a prior request, Mr. Greg Robinson, Housing and Community Development Administrator, indicated staff hoped to have a plotting map available within the next 30 days, which would show all dedicated affordable housing units (those with covenants mandating that units stay affordable for a certain number of years) and reflect the density and location of these units in the City.

Commissioner Holden congratulated the developer for providing a project that rehabilitates existing properties and provides upgraded housing opportunities for existing tenants.

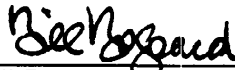
Ms. Jo Ann DeQuatro, Neighborhood Unitarian Universalist Church of Pasadena representative, spoke in support of the project.

Ms. Michelle White, Affordable Housing Services, Inc. representative, thanked staff for their assistance with this project.

The Chair asked staff to provide a report on a strategy of focusing on rehabilitation vs. construction projects that the Commission could use as a basis for determining future housing priorities.

It was moved by Commissioner Gordo, seconded by Commissioner Streator, to approve the Chief Executive Officer's recommendation, as amended with the confirmation that all parking spaces will be standard size and with staff to research the issue of a 1.5-1.75 range for parking spaces per unit in order to determine if this range applies to the project under the recently- approved parking regulations.

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 8:16 p.m.



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Bill Bogaard, Chair  
Community Development Commission

ATTEST:



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Jane L. Rodriguez  
Secretary