

CITY OF PASADENA
Community Development Commission Minutes
June 13, 2005 – 6:30 P.M.
Pasadena Senior Center, Multi-Purpose Room
85 East Holly Street

SPECIAL MEETING

OPENING: Vice Chair Madison called the special meeting to order at 8:33 p.m.

ROLL CALL:

Commissioners:

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

Staff:

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

PUBLIC COMMENT

No one appeared for public comment.

JOINT PUBLIC HEARING: DISPOSITION OF CITY-OWNED LAND AND PURCHASE OF PARKING EASEMENT IN THE MILL CREEK DEVELOPMENT PROJECT

Recommendation of City Manager:

- (1) Acknowledge the adoption of a Mitigated Negative Declaration adopted for the Mill Creek Project on December 15, 2004 by the Zoning Hearing Officer (Attachment 1 of the staff report);
- (2) Authorize the sale of the North Site to Pasadena Community Development Commission (PCDC) for \$1;
- (3) Authorize purchase of Parking Easement via the Acquisition Agreement for \$2,679,750;
- (4) Authorize transfer of the Laemmle Parking Entitlements from the City-owned parking lot at El Molino Avenue and Union Street ("North Site") to the South Site, upon completion of the parking structure; and
- (5) Authorize the City Manager to execute documents on behalf of the City Council.

Recommendation of Chief Executive Officer:

- (1) Acknowledge the adoption of a Mitigated Negative Declaration previously adopted for the Mill Creek Project on December 15, 2004 by the Zoning Hearing Officer;

- (2) Authorize the purchase of the North Site from the City for \$1;
- (3) Approve the deal points of the Deposition and Development Agreement, which includes authorizing the sale of the North Site to Developer for \$2,679,750; and
- (4) Authorize the City Manager to execute documents on behalf of the Commission. (Agreement No. CDC-557)

The Vice Chair opened the public hearing.

The Secretary reported that the notice of public hearing was published in the Pasadena Star News on May 30, 2005, and no letters in support or opposition were received.

Robert Montano, Business District Coordinator, summarized the agenda report. Richard Bruckner, Director of Planning and Development, responded to questions.

The following individuals spoke in support of the item:

- Mr. Ken McCormick, Mill Creek Properties
- Ms. Diana Peterson-More, Pasadena resident
- Ms. Catherine Haskett Hany, Pasadena Playhouse District Association

It was moved by Commissioner Little, seconded by Commissioner Streator, to close the public hearing. (Motion unanimously carried) (Absent: Commissioners Haderlein, Holden, Chair Bogaard)

It was moved by Commissioner Little, seconded by Commissioner Streator, to approve the City Manager/Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: Commissioners Haderlein, Holden, Chair Bogaard)

JOINT PUBLIC HEARING: APPROVAL/SUBMITTAL OF THE FIVE YEAR CONSOLIDATED PLAN (2005-2010) AND ANNUAL ACTION PLAN (2005-2006) AS THE APPLICATION AND STATEMENT OF PROJECTED USE OF FUNDS FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), EMERGENCY SHELTER GRANT (ESG), HOME INVESTMENT PARTNERSHIP ACT (HOME), AND CERTAIN RELATED HUMAN SERVICES ENDOWMENT FUND (HSEF) PROGRAMS
Recommendation of City Manager/Chief Executive Officer:

(1) It is recommended that the City Council/Community Development Commission (Commission) hold a joint public hearing to consider:

(a) The Five Year Consolidated Plan/Annual Action Plan as an application for participation CDBG, ESG, and HOME programs; and

(b) The proposed 2005-2006 projects/allocation of the City's HSEF.

(2) It is recommended that the City Council/Community Development Commission adopt a resolution:

(a) Approving the filing with HUD of the City's Five Year Consolidated Plan (2005-2010);

(b) Approving the 2005-2006 Annual Action Plan including the proposed funding and projects:

(1) An application for CDBG entitlement funds in the amount of \$2,553,569;

(2) The allocation of CDBG prior year program income \$237,716;

(3) The reprogramming of \$92,000 in prior years unexpended CDBG funds;

(4) Application for ESG funds - \$98,526; and

(5) Application for HOME funds - \$1,291,070.

(c) Authorizing the City Manager to execute, and the City Clerk to attest, the Five Year Consolidated Plan (2005-2010) and Annual Action Plan (2005-2006) and any and all other documents deemed necessary by HUD to obtain the allocation of the aforementioned federal CDBG/ESG/HOME funds.

(d) Authorizing, upon HUD's approval of the City of Pasadena's application, the City Manager to execute, and the City Clerk to attest, the agreements, in a form acceptable to the City Attorney, with all of the recipients and/or sub-recipients recommended for funding.

(e) Approving an annual allocation from the City Pasadena's HSEF - \$113,200 for the proposed projects; and authorizing the City Manager to execute, and the City Clerk to attest, the agreements, in a form acceptable to the City Attorney, with all of the sub-recipients recommended for funding.

(Resolution No. 8483; Resolution No. CDR -236)

(3) It is recommended that the Community Development Commission:

(a) Appropriate \$99,321 from the Federal National Mortgage Association Credit Facility Loan (FNMA) Interest Earnings as the required local match to the HUD ESG allocation; and

(b) Authorize the Chief Executive Officer to execute, and the Secretary to attest, the agreements with the approved sub-recipient in a form acceptable to the General Counsel.

Recommendation of Advisory Bodies: The Northwest Commission recommended City Council approval of the proposed non-public service projects on Thursday, April 28, 2005 (Exhibit A of the agenda report). The Human Services Commission recommended City Council approval of the proposed public/human service projects on Tuesday, May 24, 2005 (Exhibit B of the agenda report).

The Vice Chair opened the public hearing.

The Secretary reported that the notice of public hearing was published in the Pasadena Journal on May 26, 2005, and no letters in support or opposition were received.

Eunice Gray, Project Planner, summarized the agenda report. Richard J. Bruckner, Director of Planning and Development, and Gregory Robinson, Housing/Community Development Administrator, responded to questions regarding affordable housing in the City, the current housing market, and the service benefit area.

Mr. Philip Koebel, Pasadena resident, questioned the validity of the study.

Commissioner Little requested staff to report back to the Commission within 30 days, or a reasonable time thereafter, on the scope and estimated cost for conducting a city-wide housing survey in order to get a current picture of the housing market.

It was moved by Commissioner Streater, seconded by Commissioner Tyler, to close the public hearing. (Motion unanimously carried) (Absent: Commissioners Haderlein, Holden, Chair Bogaard)

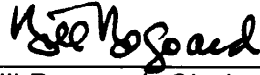
It was moved by Commissioner Streater, seconded by Commissioner Little, to approve the City Manager/Chief Executive Officer's recommendation, with a cost estimation to conduct a city-wide housing survey. (Motion unanimously carried) (Absent: Commissioners Haderlein, Holden, Chair Bogaard)

MINUTES APPROVED

April 25, 2005

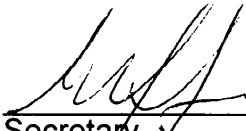
It was moved by Commissioner Gordo, seconded by Commissioner Little, to approve the above minutes, as submitted. (Motion unanimously carried) (Absent: Commissioners Haderlein, Holden, Chair Bogaard)

On order of the Vice Chair, the special meeting of the
Community Development Commission adjourned at 9:32 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary