

CITY OF PASADENA  
Community Development Commission Minutes  
August 8, 2005 – 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 6:47 p.m.

**ROLL CALL:**

Commissioners:

Chair Bill Bogaard  
Vice Chair Steve Madison  
Commissioner Victor Gordo  
Commissioner Steve Haderlein  
Commissioner Chris Holden  
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.

**MINUTES APPROVED**

July 11, 2005

It was moved by Commissioner Little, seconded by Commissioner Tyler, to approve the above minutes, as submitted. (Motion unanimously carried) (Absent: None)

**APPROVAL OF OWNER PARTICIPATION AND LOAN AGREEMENT WITH TRADEMARK DEVELOPMENT, LLC., FOR AN EIGHT-UNIT PROJECT AT 1350 N. EL MOLINO AVENUE**

**Recommendation of Chief Executive Officer:** It is recommended that the Pasadena Community Development Commission take the following actions:

(a) Acknowledge that the construction of the 8-unit townhouse development (the "Project") has no negative environmental impacts and the project is exempt under the "General Rule" Section 15061(b)(3) of the State California Environmental Quality Act (CEQA) Guidelines, and authorize the Secretary of the Commission to file with the County Clerk a Notice of Exemption for the project pursuant to the State CEQA Guidelines;

(b) Approve the key terms and provisions of the Owner Participation and Loan Agreement (OPLA) (as summarized in Attachment A of the agenda report) between the Commission and Trademark Development, LLC., for the construction of the

Project;

(c) Approve a journal voucher entry appropriating to the Trademark Development project \$1,350,000 from the Housing Opportunities Fund-Inclusionary Housing; and

(d) Authorize the Chief Executive Officer of the Commission to execute the OPLA and any and all documents necessary to effectuate the terms and provisions of the OPLA. (Agreement No. CDC-560; Journal Voucher No. 2006-6)

**Recommendation of Northwest Commission:** The Northwest Commission, at its meeting of July 26, 2005, unanimously approved the recommendation.

**Recommendation of Community Development Committee:** The Community Development Committee, at its meeting of July 28, 2005, approved the recommendation with one modification to the terms which requires a 99-year term for the secondary loan for the affordable units and the affordable housing covenant and agreement.

Mr. Richard Bruckner, Director of Planning and Development Department, reviewed the agenda report, confirmed the project would not be impacted by the proposed moratorium on the approval of structures of three stories or more since the project does not abut a single-family residential zone, and responded to questions.

The following persons spoke in support of the project and/or expressed concerns:

- Ms. Betty Sword, Friends of Washington Park representative
- Mr. Joe Feinblatt, Washington Square Neighborhood Association representative
- Mr. Lamarr Mills, Day One Youth Advocate
- Ms. Tahra Goraya, Day One representative
- Mr. Stephen Lipira, Nuisance Liquor Store Task Force member
- Mr. Bob Huddy, Pasadena resident
- Ms. Rocksy Chenevey, URDC Human Services Corporation representative

Commissioner Gordo encouraged other owners of like businesses (those having liquor licenses), when they are going out of business, to approach the City in order to be put together with developers that can produce projects that are beneficial for the neighborhood and a good opportunity for the use of redevelopment monies. He also encouraged Trademark Development and the neighbors to work out concerns expressed about the project, and thanked the developer, Lola Osborne (Project Manager), and Mr. Bruckner for their work in putting together this deal.

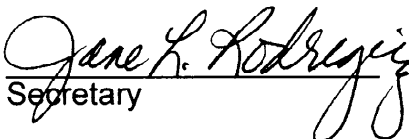
It was moved by Commissioner Gordo, seconded by Commissioner Streater, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: None)

ADJOURNMENT

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 7:05 p.m.

  
\_\_\_\_\_  
Bill Bogaard, Chair  
Community Development Commission

ATTEST:

  
\_\_\_\_\_  
Secretary