

CITY OF PASADENA
Community Development Commission Minutes
August 6, 2007 – 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 9:13 p.m.

ROLL CALL:

Commissioners:

Chair Bill Bogaard
Vice Chair Steve Haderlein (Returned at 9:14 p.m.)
Commissioner Victor Gordo
Commissioner Chris Holden
Commissioner Steve Madison (Absent)
Commissioner Margaret McAustin
Commissioner Jacque Robinson
Commissioner Sidney F. Tyler

Staff:

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

PUBLIC COMMENT

No one appeared for public comment.

RECESS/JOINT MEETING

On order of the Chair, the regular meeting of the Community Development Commission recessed at 9:13 p.m. to a joint meeting with the City Council. (Absent: Commissioner Madison, Vice Chair Haderlein)

JOINT ACTION: DISPOSITION AND DEVELOPMENT AGREEMENT WITH TRADEMARK DEVELOPMENT COMPANY, LLC FOR A FOUR-UNIT RESIDENTIAL/TWO-UNIT ARTISAN LOFT OWNERSHIP PROJECT AT 1150 NORTH ALLEN AVENUE

Recommendation of City Manager/Chief Executive Officer:

(a) It is recommended that the City Council approve the transfer of real property located at 1150 North Allen Avenue (the "Property") to the Pasadena Community Development Commission; and

(b) It is recommended that the Pasadena Community Development Commission ("Commission") take the following actions:

(1) Acknowledge that the proposed project, construction of a 4-unit residential/2-unit artisan loft ownership development at 1150 North Allen Avenue ("the Project"), has been determined to be categorically exempt under Section 15332 of the State of California Environmental Quality Act Guidelines, and authorize the Secretary of the Commission to file with the County Clerk a Notice of Exemption for the Project;

(2) Approve the key terms and conditions of the

Disposition and Development Agreement (“DDA”) between the Commission and Trademark Development Company, LLC (“Developer”) for the construction of the Project;

(3) Approve a journal voucher appropriating an amount not to exceed \$448,000 from Housing Opportunities Fund (Workforce Reward - \$198,000 and HELP Funds - \$250,000) for homebuyers of the workforce/affordable housing units in the Project; and

(4) Authorize and direct the Chief Executive Officer of the Commission to execute, and the Secretary to attest the DDA and related documents, and to take any actions necessary to implement the DDA. (Agreement No. CDC-593; Journal Voucher No. 2008-3)

Recommendation of Community Development Committee:

The Community Development Committee at its regular meeting on July 26, 2007, considered the subject item and unanimously approved the staff recommendation.

Vice Chair Haderlein
returned at 9:14 p.m.

The Chief Executive Officer introduced the agenda item, and responded to questions regarding the financing of the loan and the use of public funds for assisting in the construction of various types of housing (e.g. affordable at various income levels, workforce, senior, rental, and ownership).

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

The following persons spoke in support of the project:

Stacy Lewis, Brigden Ranch Neighborhood Association
President
Augustin Zuniga, Brigden Ranch Neighborhood Association
Board member

The following person spoke in support of the project and expressed concerns regarding the criteria for use of public funds for workforce rather than affordable housing:

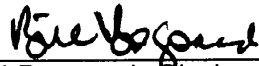
Jill Shook, Pasadena resident

Commissioner McAustin congratulated members of the community, the Brigden Ranch Neighborhood Association, and former Commissioner Paul Little for their assistance in making this project a success, and complimented the project development team for addressing the importance of compatible housing types on the edge of single-family neighborhoods. She requested that a right turn only exit be allowed onto Allen Avenue (exit north only), and asked that the project be put on a fast track through the Planning and Development Department because of the need for the affordable housing units being built.

The Chief Executive Officer outlined the ramifications of a right turn only onto Allen Avenue, and noted that staff had no objections to the right turn request.

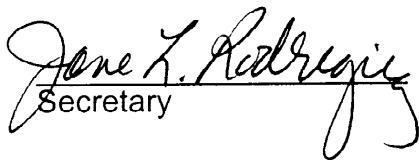
It was moved by Commissioner McAustin, seconded by Commissioner Gordo, to approve the City Manager's/Chief Executive Officer's recommendations, as amended to require a right turn only exit onto Allen Avenue. (Motion unanimously carried) (Absent: Commissioner Madison)

On order of the Chair, the joint meeting with the City Council adjourned at 9:35 p.m. and the regular meeting of the Community Development Commission adjourned at this time.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary