

CITY OF PASADENA
City Council Minutes
April 9, 2007 – 5:30 P.M.
Pasadena Senior Center, Multi-Purpose Room
85 East Holly Street

REGULAR MEETING

OPENING:

Mayor Bogaard called the regular meeting to order at 5:32 p.m.
(Absent: Councilmembers Haderlein, Streator)

On order of the Mayor, the regular meeting recessed at 5:32 p.m., to discuss the following closed session:

CITY COUNCIL CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8.

Property: 72 East Glenarm Street

Negotiating Parties: Cynthia Kurtz, Richard Bruckner, Art Center College of Design

Under Negotiation: Price and Terms

The above closed session item was discussed, with no reportable action at this time.

On order of the Mayor, the regular meeting reconvened at 6:34 p.m. The Pledge of Allegiance was led by Frank Rhemrev, Assistant City Attorney.

ROLL CALL:

Councilmembers:

Mayor Bill Bogaard
Vice Mayor Steve Madison
Councilmember Victor Gordo
Councilmember Steve Haderlein (Absent)
Councilmember Chris Holden
Councilmember Paul Little
Councilmember Joyce Streator (Absent)
Councilmember Sidney F. Tyler

Staff:

City Manager Cynthia Kurtz
Assistant City Attorney Frank Rhemrev
Senior Assistant City Clerk Mark Jomsky

**PUBLIC COMMENT ON
MATTERS NOT ON THE
AGENDA**

Sam Thomas, Senior Commission Chair, invited Council and the community to attend the 2007 Pasadena Conference on Aging to be held on April 16, 2007 at the Lake Avenue Church, and submitted an informational flier on the Conference.

CONSENT CALENDAR

APPROVAL OF FINAL TRACT MAP NO. 060834, BEING A SIX-UNIT CONDOMINIUM PROJECT, AT 97 NORTH WILSON AVENUE

Recommendation of City Manager: Adopt a resolution to:

- (1) Approve Final Tract Map No. 060834; and
- (2) Authorize the City Clerk to execute the certificate on the map showing the City's approval of said map. (Resolution No. 8724)

~~ADOPTION OF RESOLUTIONS TO REPORT THE VALUE OF THE EMPLOYER PAID MEMBER CONTRIBUTION FOR MISCELLANEOUS NON-SAFETY EMPLOYEES AND FOR POLICE SERGEANTS, AND ADOPTION OF A RESOLUTION IMPLEMENTING THE PROVISIONS OF SECTION 414(h)(2) OF THE INTERNAL REVENUE CODE~~

(Revised agenda title/recommendation cited below.)

ADOPTION OF A RESOLUTION TO REPORT TO PERS THE VALUE OF THE EMPLOYER PAID MEMBER CONTRIBUTION FOR POLICE SERGEANTS

Recommendation of City Manager: It is recommended that the City Council implement the agreement with the Pasadena Police Sergeants Association (PPSA) by:

- (1) Adopting a Resolution to report to CalPERS the value of the Employer Paid Member Contribution (EPMC) as compensation effective April 9, 2007; and
- (2) Authorizing the City Manager to enter into an agreement implementing a supplemental plan through the Public Agency Retirement System to provide a benefit equivalent to the CalPERS EPMC benefit for employees represented by the PPSA who would have been eligible for the CalPERS benefit but who retired prior to the implementation. (Resolution No. 8725)

The City Manager reported that a revised agenda report had been distributed to Council that would be substituted for the original posted agenda report and would address Recommendation Nos. 4 and 5 only from the original report. She noted that a representative of the coalition representing the miscellaneous employees had requested that staff meet with the coalition regarding a dispute of the methodology used by staff in the development of the numbers prior to action being taken by Council.

AUTHORIZATION TO ENTER INTO A CONTRACT WITH ZOLL DATA SYSTEMS, INC., FOR IMPLEMENTATION OF AN ELECTRONIC PATIENT CARE REPORTING SYSTEM

Recommendation of City Manager:

- (1) Authorize the City Manager to enter into a contract, without competitive bidding pursuant to City Charter Section 1002(F), contracts for professional or unique services, with Zoll Data Systems, Inc., for the purchase and implementation of an electronic patient care reporting system in an amount not to exceed \$220,000; and

(2) Grant the proposed contract an exemption from the competitive selection process of the Competitive Bidding and Purchasing Ordinance pursuant to Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served. (Contract No. 19,337)

ENDING THE INTERIM URGENCY ORDINANCE OF THE CITY OF PASADENA TEMPORARILY PROHIBITING THE ISSUANCE OF ELECTRICAL PERMITS IN THE B-7 ELECTRICAL CIRCUIT AREA OF THE CITY

Recommendation of City Manager:

- (1) Lift the interim urgency moratorium on new and upgraded electrical service connections in the B-7 electrical circuit area.
- (2) Conduct first reading of expiration ordinance.
- (3) Find the proposed ordinance to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060 (c)(2) because it will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to State CEQA Guidelines Section 15262, because the ordinance involves only feasibility or planning studies for possible future actions which the City has not approved, adopted or funded, and does not involve adoption of a plan that will have a legally binding effect on later activities.

AUTHORIZATION TO INCREASE THE NOT TO EXCEED AMOUNT ON THE PURCHASE ORDER CONTRACT WITH OKONITE CO. FOR THE FURNISHING AND DELIVERY OF 15 KV SHIELDED ETHYLENE PROPYLENE RUBBER (EPR) INSULATED CABLES FOR THE PASADENA WATER AND POWER DEPARTMENT

Recommendation of City Manager: Authorize an increase to the total not to exceed amount of Purchase Order Contract No. 33223 with The Okonite Company from \$2,703,450 to \$3,913,450 to purchase various sizes of 15 kV Shielded Ethylene Propylene Rubber (EPR) Insulated Cables.

CLAIMS RECEIVED AND FILED

Claim No. 10,324	AT&T/Diane Mancini	\$ 2,178.33
Claim No. 10,325	Abiola Olambiwonnu	10,207.50
Claim No. 10,326	Pauline Dumont	109.54
Claim No. 10,327	Dimitri Fergadis	Not stated
Claim No. 10,328	Kostas Fergadis	Not stated
Claim No. 10,329	Amerissa Fergadis	Not stated
Claim No. 10,330	Eric Burdon	2,659.51
Claim No. 10,331	County of Los Angeles, Department of Public Works	3,010.53

PUBLIC HEARING SET

April 23, 2007, 7:30 p.m. – Approval of North Lake Specific Plan Amendment and Related Zoning Code and Map Amendments

It was moved by Councilmember Little, seconded by Councilmember Holden, to approve the Consent Calendar, including Revised Item 2 [Resolution re: CalPERS agreement and the Pasadena Police Sergeants Association (PPSA)] as cited above. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Streater)

**REPORTS AND COMMENTS
FROM COUNCIL
COMMITTEES**

**ECONOMIC DEVELOPMENT
AND TECHNOLOGY
COMMITTEE**

1% REQUIREMENT FOR PUBLIC ARTS

Recommendation of Rose Bowl Operating Company (RBOC):

- (1) Recognize and appropriate \$42,000 of public art money generated from the Rose Bowl Locker Room/Media Center Project to partially fund restoration of the original 1936 arroyo stone walls at the stadium; and
- (2) Appropriate \$178,443 in Capital Improvement Program (CIP) Public Art Fund monies generated by the 1996 Rose Bowl Improvements Project for this project.

Councilmember Gordo, Chair of the Economic Development and Technology Committee, reviewed the agenda report, and confirmed that the Committee had considered the concerns of the Arts and Culture Commission in the Committee's deliberations.

The Mayor indicated that the Arts and Culture Commission Chair had expressed concerns regarding the procedures followed in the Commission's review of this project, and had expressed the Commission's preference that the report receive further review by the Commission prior to Council action.

Darryl Dunn, General Manager of the Rose Bowl, reported that the project/report had been presented to the Arts and Culture Commission (in its advisory capacity to the Rose Bowl Operating Company) in a way that conformed to proper procedure, and submitted photographs of the historic arroyo stone retaining and planter walls.

It was moved by Councilmember Gordo, seconded by Councilmember Little, to approve the Rose Bowl Operating Company's recommendation. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Streater)

The Mayor indicated he would report to the Arts and Culture Commission Chair on Council's action.

FINANCE COMMITTEE

**MODIFICATION OF FEE POLICIES AND FEE SCHEDULE
FOR USE OF PARKS AND RECREATION FACILITIES AND
PROGRAMS EFFECTIVE JULY 1, 2007**

Recommendation of City Manager:

- (1) Approve the modifications to the fee policies and rates charged for use of City parks and recreation facilities and recreation programs per the agenda report; and

(2) Adopt a resolution approving these amended fees for the FY 2007-2008 General Fee Schedule, to take effect on July 1, 2007. (Resolution No. 8727)

Recommendation of Recreation and Parks Commission:

These recommendations were endorsed and recommended to the City Council for approval by the Recreation and Parks Commission at their meeting of December 5, 2006.

Councilmember Little, Chair of the Finance Committee, summarized the agenda report, noted that the Committee was requesting staff to return within six months with a report that addresses outstanding questions/issues that may require additional modifications/recommendations for the fee policies and rates charged (e.g., relationship between the fees charged and the actual cost of service, amount of use by nonresident groups and the impacts on fields, and impacts of nonresident group usage in preempting use of park space by residents).

Patsy Lane, Director of Human Services and Recreation Department, responded to questions regarding nonresident use of facilities.

Tim Alderson, Recreation and Parks Commission Chair, highlighted the proposed changes: simplification of the process for use of City parks; decreased usage costs for City residents; increased revenues; and prioritization of use for City residents, children, and nonprofits.

It was moved by Councilmember Little, seconded by Councilmember Tyler, to approve the City Manager's recommendation, with staff to report to Council within six months on the outstanding questions/issues stated above. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Streater)

MUNICIPAL SERVICES
COMMITTEE

DIRECT THE CITY ATTORNEY TO DRAFT AN ORDINANCE AND RETURN WITHIN 60 DAYS APPROVING THE MILFORD WIND CORRIDOR PHASE I, LLC WIND GENERATION PROJECT POWER SALES AGREEMENT AND AUTHORIZE THE CITY MANAGER TO ENTER INTO THIS AGREEMENT WITH THE SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY FOR THE PURCHASE OF FIVE MEGAWATTS OF THE PROJECT'S OUTPUT AT AN ANNUAL AVERAGE COST OF APPROXIMATELY \$947,000 PER YEAR OVER 20 YEARS

Recommendation of City Manager: Direct the City Attorney to draft an ordinance and return within 60 days approving the Milford Wind Corridor Phase I, LLC Wind Generation Project (Project) Power Sales Agreement (PSA) and authorize the City Manager to enter into the PSA with the Southern California Public Power Authority (SCPPA) for a 5 MW (2.5% of 200 MW) share of the Project. This PSA is exempt from competitive

bidding pursuant to City Charter Section 1002(H), contracts with other governmental agencies or their contractors.

Councilmember Tyler, Chair of the Municipal Services Committee, reviewed the agenda report.

Eric Klinkner, Assistant General Manager, clarified that the penalty begins on March 31, 2009; highlighted the significant provisions in the agreement; and responded to questions.

Phyllis Currie, General Manager of Water and Power Department, responded to questions regarding the Edison Company's initiative to create energy transmission between northern and southern California, and discussed the City's efforts and associated costs in bringing increased electrical capacity to the City.

It was moved by Councilmember Tyler, seconded by Councilmember Little, to approve the City Manager's recommendation. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Streater)

AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY AND THE ALLIANCE FOR COOPERATIVE ENERGY SERVICES POWER MARKETING, LLC FOR SERVICES TO MANAGE ENERGY TRANSACTIONS

Recommendation of City Manager: Authorize the City Manager to enter into a contract ("Contract") with the Southern California Public Power Authority ("SCPPA") and the Alliance for Cooperative Energy Services Power Marketing, LLC ("APM") for services to manage energy transactions and energy scheduling in an amount not to exceed \$1,000,000/year plus \$185,000 in one-time set up fees.

This contract is exempt from competitive bidding pursuant to City Charter Section 1002(H), contracts with other governmental agencies or their contractors, and City Charter Section 1002(F), contracts for unique or professional services. (Contract No. 19,338)

Councilmember Tyler summarized the agenda report.

Eric Klinkner, Assistant General Manager, discussed the scope of the contract as this relates to the staff's day-to-day operations.

It was moved by Councilmember Tyler, seconded by Councilmember Little, to approve the City Manager's recommendation. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Streater)

**RECOMMENDATIONS FROM
OFFICERS AND
DEPARTMENTS**

**AMENDMENT TO THE AGREEMENT WITH THE SAN
GABRIEL VALLEY COUNCIL OF GOVERNMENTS
REGARDING A CHANGE IN MEMBERSHIP**

Recommendation of City Manager: It is recommended that the City Council adopt a resolution approving and adopting the third amended and restated joint exercise of powers agreement of the San Gabriel Valley Council of Governments. (Resolution No. 8726; Agreement Amendment No. 15,383-3)

Councilmember Tyler, City representative for the San Gabriel Valley Council of Governments (SGVCOG), reviewed the agenda report, explained the rationale for the proposed change in membership to include County representation, and responded to questions.

Councilmember Holden was excused at 7:15 p.m.

The City Manager responded to questions regarding the proposed County representation on the SGVCOG.

Councilmember Little stressed a preference for community representatives or elected officials to serve on the SGVCOG, rather than staff representatives.

It was moved by Councilmember Tyler, seconded by Councilmember Little, to approve the City Manager's recommendation, with the understanding that a cover letter will be sent with the resolution stating the City's support of the selection of County representatives who are either elected officials or community representatives. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Holden, Streater)

RECESS

On order of the Mayor, the regular meeting of the City Council recessed at 7:17 p.m. to the regular meeting of the Community Development Commission.

RECONVENED

On order of the Mayor, the regular meeting of the City Council reconvened at 7:18 p.m. (Absent: Councilmembers Haderlein, Holden, Streater)

INFORMATION ITEM

**UPDATE ON ACTIVITY AND STATUS REPORT FOR FEE
BASED TEMPORARY OVERNIGHT PARKING EXEMPTION
SYSTEM**

The Mayor announced that a Councilmember had requested that this item be held to some later date to allow time for conversations to take place with constituents who were interested in this matter.

On order of the Mayor, the above item was held to a future meeting.

**ORDINANCE – FIRST
READING**

**Conduct first reading of “AN ORDINANCE OF THE CITY OF
PASADENA REPEALING ORDINANCE NO. 7059, THE**

**INTERIM URGENCY ORDINANCE TEMPORARILY
PROHIBITING THE ISSUANCE OF BUILDING,
MECHANICAL, AND ELECTRICAL PERMITS IN THE B-7
ELECTRICAL CIRCUIT AREA OF THE CITY"**

The Mayor introduced the ordinance.

Councilmember Little suggested consideration of recouping future costs of upgrading the infrastructure from those persons who benefit from the upgraded system.

Councilmember Holden
returned at 7:23 p.m.

In response to Councilmember Little's questions, the City Manager discussed the funding of the electrical system upgrades as part of the Capital Improvement Program budget and permit fees for new development.

The above ordinance was offered for first reading by Councilmember Little:

AYES: Councilmembers Gordo, Holden, Little, Tyler,
Vice Mayor Madison, Mayor Bogaard

NOES: None

ABSENT: Councilmembers Haderlein, Streator

ORDINANCES – ADOPTED

**Adopt "AN ORDINANCE OF THE CITY OF PASADENA
AMENDING CHAPTER 4.56 OF THE PASADENA
MUNICIPAL CODE ("UTILITY USERS TAX") TO CLARIFY
ITS ORIGINAL INTENT AND TO REMOVE OBSOLETE
REFERENCES IN THE TELEPHONE USERS TAX"
(Introduced by Councilmember Haderlein) (Ordinance
No. 7092)**

The above ordinance was adopted by the following vote:

AYES: Councilmembers Gordo, Holden, Little, Tyler,
Vice Mayor Madison, Mayor Bogaard

NOES: None

ABSENT: Councilmembers Haderlein, Streator

**Adopt "AN ORDINANCE OF THE CITY OF PASADENA
AMENDING THE OFFICIAL MAP OF THE CITY OF
PASADENA ESTABLISHED BY SECTION 17.20.020 OF THE
PASADENA MUNICIPAL CODE TO CHANGE THE
DESIGNATION FOR THE PROPERTY LOCATED AT
40 NORTH DAISY AVENUE" (Introduced by Councilmember
Haderlein) (Ordinance No. 7093)**

The above ordinance was adopted by the following vote:

AYES: Councilmembers Gordo, Holden, Little, Tyler,
Vice Mayor Madison, Mayor Bogaard

NOES: None

ABSENT: Councilmembers Haderlein, Streator

PUBLIC HEARINGS

Vice Mayor Madison was excused at 7:31 p.m., due to a conflict of interest.

PUBLIC HEARING: CALL FOR REVIEW CONDITIONAL USE PERMIT NO. 4253, 1200 EAST CALIFORNIA BOULEVARD (PARKING STRUCTURE ON CALTECH CAMPUS)

Recommendation of City Manager:

- (1) Acknowledge the Environmental Determination that the project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act [Public Resources Code Section 21080(b)(9); Administrative Code, Title 14, Chapter 1, Section 15301, Existing Facilities, and Section 15321, Enforcement Actions by Regulatory Agencies];
- (2) Find that implementation of Caltech's parking plan and the Preferential Permit Parking zone has substantially relieved the parking impacts on the neighboring residential streets; and based on this finding,
- (3) Reaffirm Conditional Use Permit No. 4253 (CUP No. 4253) as originally approved by the Hearing Officer on October 1, 2003; and
- (4) Reverse the Board of Zoning Appeals action to modify Conditional Use Permit No. 4253 (CUP No. 4253) with additional conditions.

The Mayor opened the public hearing.

The Senior Assistant City Clerk reported 247 copies of the notice of public hearing were posted on March 23, 2007; 1,073 copies of the notice were mailed on March 23, 2007; and no correspondence was received.

The City Manager introduced the agenda item.

Lanny Woo, Associate Planner, reviewed the agenda report, and reported on the status of measures taken by Caltech (applicant) to mitigate the parking issues in the neighborhood of the campus.

Councilmember Tyler expressed concerns regarding the lack of a parking plan contained in the conditions to ensure that the parking structure will be fully utilized, and expressed support for the preferential parking zone that had been established.

The following person expressed support for reaffirming the Conditional Use Permit as approved in 2003:

Hall Daily, Caltech Assistant Vice President of Government and Community Relations

It was moved by Councilmember Tyler, seconded by Councilmember Little, to close the public hearing. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Streater, Vice Mayor Madison)

It was moved by Councilmember Tyler, seconded by Councilmember Gordo, to approve the City Manager's recommendation. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Streater, Vice Mayor Madison)

Vice Mayor Madison returned at 7:44 p.m.

**CONTINUED PUBLIC HEARING: FISCAL YEAR 2008-2012
RECOMMENDED CAPITAL IMPROVEMENT PROGRAM
BUDGET**

Recommendation of City Manager: Receive public comment and continue the public hearing to each subsequent regular meeting of the City Council at 7:30 p.m. until April 30, 2007 or such other later date as the City Council may determine, and at which time the City Council will be asked to close the public hearing and formally adopt the FY 2008-2012 Capital Improvement Program Budget.

The Mayor announced now was the time for the continued public hearing.

Councilmember Little, Chair of the Finance Committee, reported the Committee had discussed reports on municipal buildings and facilities, transportation and parking facilities, street lighting and electrical system undergrounding, and street lighting at the special joint meeting of the City Council and Finance Committee held on April 9, 2007 at 4:00 p.m.

No one appeared for public comment.

It was moved by Councilmember Little, seconded by Councilmember Tyler, to continue the public hearing to April 23, 2007 at 7:30 p.m. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Streater)

**RECOMMENDATIONS FROM
OFFICERS AND
DEPARTMENTS**

AFFORDABLE HOUSING PLAN

Recommendation of City Manager: It is recommended that City Council take the following actions:

- (1) Transfer \$5,000,000 from the Housing Opportunity Fund to the Housing Rehabilitation Fund to implement the immediate acquisition and rehabilitation of multi-family units for the purpose of providing additional affordable housing opportunities.
- (2) Transfer \$2,000,000 from the Housing Opportunity Fund to expand Affordable Housing Preservation efforts through the extension of existing and purchase of new affordability covenants (first-time homebuyers), the provision of assistance to housing projects that preserve at-risk properties including affordable/workforce units and/or properties requiring maintenance and rehabilitation.
- (3) Direct the City Attorney to prepare an ordinance and return within 90 days establishing a policy to waive a portion or all Inclusionary Housing In Lieu Fees for development projects that include at least 30% workforce housing constructed on or

off-site.

(4) Adopt a policy to utilize limited equity cooperatives as a tool to facilitate affordable homeownership opportunities among the City's low, moderate and workforce income residents.

(5) Consistent with the 2007 Legislative Platform, support legislation to provide tax and other benefits to owners of properties who participate in the City's federal rental assistance programs.

(6) Work with the San Gabriel Valley Council of Governments to initiate the establishment of a Trust Fund.

(7) Reserve \$2,000,000 in existing appropriations within the Housing Opportunity Fund to establish a Land Banking Program for the purpose of purchasing land and partnering with other entities for the development of affordable rental housing.

(8) Pursue the establishment of a Nonprofit Housing Development Corporation to allow for greater leveraging of funds, solicitation of land donations and management of future City/Commission housing projects.

(9) Appropriate \$25,000 from the Housing Opportunity Fund to begin immediate implementation of the Ten Year Strategy to End Homelessness - Homeless Prevention Program.

(10) Include in the recommended Fiscal Year 2008 Operating Budget funding in the amount of \$450,000 to implement the Ten Year Strategy to End Homelessness - Homeless Prevention Program, as well as \$100,000 to expand the Emergency Rental Assistance Deposits (ERAD) Program.
(Journal Voucher No. 2007-26)

The Mayor introduced the agenda item.

Brian Williams, Assistant City Manager, provided an overview of the affordable housing issue, reviewed the agenda report, and responded to questions. Mr. Williams noted that the following issues/proposals will be presented to Council in the future: condominium conversions, the timing involved in bringing an affordable housing project through the entitlement process, the potential for holding an affordable housing roundtable in the future, and examination of the City's vision for affordable housing in the next 15-20 years. He clarified the City's role in leveraging funds to build housing, rather than managing the construction of housing projects.

The City Manager discussed the City's role in the development of housing in the City, difficulties in determining the amount of needed funding and funding sources for the housing initiatives, and staff's need for direction in allocating funds for the proposed initiatives; and responded to questions.

Greg Robinson, Housing and Community Development Administrator, responded to questions regarding the current housing covenants held by the City, the covenant program, and retention of the existing covenants; and discussed the need to

set criteria for decisions regarding workforce housing, the development of a mixed-income model, and the use of City funds to leverage additional funding resources.

Mark Hoffman, The Planning Center representative, responded to questions regarding data on the Land Banking initiative.

Councilmember Little expressed concerns regarding the establishment of a San Gabriel Valley Housing Trust Fund, as this might result in the practice of cities making minimal financial contributions to the Trust Fund that then relieves those cities of building affordable housing in their own cities or that results in affordable housing being located in Pasadena rather than in all cities participating in the Trust Fund. He commented on the need for the City to subsidize affordable units at a higher level in the more expensive areas of the City because of land costs.

Councilmember Tyler cautioned staff on the need to consider the net benefit to the City when participating in any regional Trust Fund, and noted the need for discussions on a definition of a workforce housing unit and the City's role in building/reconstructing/developing housing. He expressed disappointment that the report did not provide either a concrete plan of action or alternative strategies for Council's consideration and a sense of urgency in moving forward in addressing the affordable housing issue.

Councilmember Gordo expressed concerns regarding the lack of a definition for "workforce" as this pertains to the proposed Inclusionary Housing In Lieu Fee waiver, and suggested consideration be given to eliminating the In Lieu Fee or providing a sliding scale as an incentive to provide workforce housing while continuing to collect some of the Fee. He stressed the City's goal to disperse affordable housing throughout the City, suggested staff keep the disbursement issue in mind at the stage that a property is identified as a possible project, and asked staff to return to Council with suggestions on addressing the over concentration of affordable housing units in certain areas of the City. He also suggested a discussion be held regarding neighboring cities shouldering their share when affordable housing is developed on a regional level, as this relates to the proposed Trust Fund. He suggested staff move forward with the limited equity cooperative initiative by working with a nonprofit organization to purchase and develop an affordable housing project to assist in determining if the process works and what level of resources might be allocated to the initiative (Limited Equity Cooperative pilot project).

The Mayor suggested consideration of a combination of In Lieu Fee waiver with an offer of financial assistance [from the

Housing Opportunity Fund (HOF)] for creating workforce housing, discussed the need for regular quarterly reports in some considerable detail on the available funds in the HOF (income statement and balance sheet) and the need to confirm the accuracy and adequacy of the proposed funding figures for the various initiatives, and expressed support for funding the extension of current covenants to ensure the continuation of these affordable units. He suggested that consideration be given to including Council members on the Board of Directors of the proposed Nonprofit Housing Development Corporation and that staff move forward as quickly and expeditiously as possible on the proposed initiatives. The Mayor also suggested that staff assist the Council in bringing a stronger focus from a governance viewpoint to the critical need for affordable housing in the City.

The City Manager indicated the HOF financial information could be provided to Council in a short period of time.

Councilmember Holden commented on the preliminary nature of the Plan as presented in the report; and indicated that additional information on some of the proposals/initiatives was needed for Council's further consideration, while some of the proposals/initiatives could be more immediately implemented.

Vice Mayor Madison asked staff to continue to provide Council with information on the disbursement status of affordable housing, and suggested future consideration of the broader issue of also promoting economic justice for low-income persons through the City's policies and initiatives.

Discussion followed on the use of a mixed-income model in making housing decisions, the need to re-examine the City subsidies of affordable units, funding sources for the various initiatives, the need for current data in determining priorities for the Affordable Housing Plan, issues related to the determination of housing policies that will affect setting priorities for the allocation of funding, the City's role in the development of affordable housing projects, issues related to the formation and operation of the proposed Nonprofit Housing Development Corporation, and the need to move forward as expeditiously as possible in implementing the initiatives.

The following persons expressed various concerns regarding the Affordable Housing Plan and/or the process in developing/presenting the Plan:

Marvin Schachter, Senior Advocacy Council representative
Michelle White, Affordable Housing Services
representative, submitted a letter of concerns/issues.
Jill Shook, Pasadena resident
David Tomlinson, Pasadena resident

Kris Ockershauser, Pasadena resident

The following persons expressed support for the Affordable Housing Plan:

Michael Banner, Urban Land Institute Los Angeles District Chair

Philip Hart, Urban Land Institute Los Angeles Executive Director

Following discussion, it was moved by Councilmember Little, seconded by Councilmember Holden, to direct staff to:

A. Move forward/implement, as soon as possible, the Immediate Term Initiatives (as described in the agenda report) at a cost of approximately \$3,000,000, which include:

- Workforce Housing Inclusionary In Lieu Fee Waiver;
- Extension and Expansion of Housing Covenants;
- Increase the Amount of Funds Appropriated to the Emergency Rental Assistance Program for Renters;
- Establish a Homeless Prevention Program; and
- Support Legislation to Provide Incentives for Owners of Rental Housing to Participate in the City Rental Programs.

B. Continue to work on the Mid Term and Long Term Initiatives with community members and organizations such as the Urban Land Institute, and to work through the Economic Development and Technology Committee to bring the initiatives (as described in the agenda report and others that may come up) as more completely-developed presentations with recommendations to the Council for further consideration, as quickly as possible.

C. Move forward with a Limited Equity Cooperative pilot project with staff to report to Council in closed session.

D. Forward the Workforce Housing Inclusionary In Lieu Fee Waiver to the Economic Development and Technology Committee.

E. Set aside \$5,000,000 from the Housing Opportunity Fund for the initiation of an aggressive multifamily acquisition/rehabilitation effort. (Motion unanimously carried)
(Absent: Councilmembers Haderlein, Streater)

Councilmember Little expressed appreciation to staff, community members, and consultants who participated in the process that produced the Affordable Housing Plan.

The Mayor encouraged the community to continue to participate in discussions on the affordable housing issue.

OLD BUSINESS

APPROVAL OF LAND USE CONCEPT FOR REUSE OF THE DESIDERIO ARMY RESERVE CENTER

Recommendation of City Manager:

(1) Approve the plan for reuse of the Desiderio Army Reserve Center. Specifically, the plan includes:

- A nine-unit bungalow court to be built by Habitat for Humanity over not more than 1.3 acres (25%) of the site;
- Retention of 13,000 square feet of the existing building for the Arroyo Center for Art and the Environment, plus a new hardscape patio area totaling not more than .5 acres (9.6%);
- A planted parking grove of .68 acres (13%) or less; and
- City parkland of 2.72 acres (52.4%) or more to be developed primarily as open meadow and trails.

(2) Allocate a maximum of \$600,000 towards cutting and restructuring the existing building to comply with the recommended plan;

(3) Require the Arroyo Center to submit a capital improvement plan and completion schedule for approval prior to adoption of the final reuse plan for the site; and

(4) Approve "Desiderio Park" as the name for the future City park on the site.

The City Manager introduced the agenda item; and responded to questions regarding the modified recommendation cited above and the recommendation that was approved by Council on February 5, 2007 ("to approve the Planning Commission's recommendation of the Habitat for Humanity "Scheme A" proposal, with inclusion of the Transportation Advisory Commission's recommendation; and encouraging the partners (Habitat for Humanity and Arroyo Center for Art and the Environment) to meet and confer with staff to fully flesh out the vision that is anticipated for the site."). The City Manager also responded to questions regarding aspects of the various proposed project plans and the Federal government's role in determining the merits of the project, and provided a timeframe for submittal of the project proposal to the Federal government.

Stephanie DeWolfe, Deputy Director of Planning and Development Department, reviewed the agenda report and revised plan for the project/site (Scheme A1), and responded to questions. Staff distributed the following materials: "Asbestos and Lead-Based Paint Survey Report" prepared by Pacific Environmental Company; photocopy of Council Agenda Item 6.A. dated 2/5/2007 re: Selection of Land Use Concept for Reuse of the Desiderio Army Reserve Center (attachments not included), photocopy of Page 13 of Council Minutes of February 5, 2007 re: motion on Agenda Item 6.A., and diagram of Scheme A.

Richard Bruckner, Director of Planning and Development Department, responded to questions regarding the modified staff recommendation (Scheme A1).

Martin Pastucha, Director of Public Works Department, responded to questions regarding City costs related to the open space/park project.

Patsy Lane, Director of Human Services and Recreation Department, responded to questions regarding proposed uses for the open space area.

Discussion followed on the recommendation approved by Council on February 5, 2007; issues related to destruction rather than preservation of the existing buildings; the process involved in developing Scheme A1 as presented in the agenda report; the size of the proposed Arroyo Center building in square footage and footprint; the impact of the bridge on the project and open space; possible relocation of the proposed Arroyo Center building on the site; the financial viability of the project partners in completing the project; and issues related to the conveyance of land to the City and services to be provided by nonprofit organizations that might benefit from the conveyance.

The following persons spoke in support of Scheme A (construction of new art/environment center) as approved by Council at the meeting of February 5, 2007:

Sonja Yates, San Gabriel Valley Habitat for Humanity Executive Director, asked Council to defer this matter and provide the project partners with clear direction on whether the proposed art/environment center is to be a new building or a reused existing building.

Marvin Schachter, Pasadena resident

George Corey, Lower Arroyo Neighborhood Coalition member

Charles Hilliard, Lower Arroyo Neighborhood Coalition member

Ann Scheid, Lower Arroyo Neighborhood Coalition member

Fred Zepeda, West Pasadena Residents Association President

Tony Macauley, Lower Arroyo Neighborhood Coalition member

Mary Dee Romney, Pasadena resident

Jill Shook, Pasadena resident

The following persons spoke in support of Scheme A1 (reuse of existing building):

Peter Adams, California Art Club Board President

Elaine Adams, California Art Club Executive Director

Tim Brick, Arroyo Seco Foundation Managing Director

Susan Bishop, Pasadena resident

Martyn Belmont, Pasadena resident

Michael Cornwell, Pasadena resident
Donna Barnes Roberts, Altadena resident
Veronica Terry, Pasadena resident
Tony Danz, Arroyo Seco Foundation Treasurer

The following persons spoke in support of the use of open space in the project:

John Howell, Open Space Now representative

Discussion continued on plans for use of the existing buildings located in the Hahamongna Annex area and the Desiderio site as nature/education centers, impacts of the proposed institutional uses on the site's open space and housing, costs for building a new structure vs. reusing an existing building, possible uses of the open space for passive recreation, and partial demolition of the Desiderio buildings.

Vice Mayor Madison reiterated his prior suggestion (Council meeting of March 19, 2007) for consideration of an alternative plan that would decrease the size of the existing building proposed for the Arroyo Center by 100' (to make the building symmetrical in a north/south direction) and align the Habitat units in a linear pattern along the hill.

Councilmember Gordo expressed support for demolition of the existing buildings and enhancement of the openness of the space, commented on quality of life issues for the future residents of the bungalows if the existing building proposed as the Arroyo Center is retained in the plan, and suggested approval of Scheme A rather than Scheme A1.

Councilmember Holden suggested that the City provide the Arroyo Seco Foundation with an indication that the Foundation will be allowed to work with City staff in the planning of an environmental/education center in the Hahamongna Annex area.

In response to questions from Councilmember Holden and Councilmember Little regarding implementation of Scheme A, Elaine Adams and Peter Adams expressed concerns regarding the size and costs for the proposed building that would be allowed/proposed in that plan, and indicated they would not be interested in an option that would involve construction of a new 10,000 square foot building.

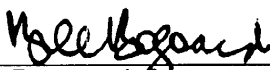
It was moved by Councilmember Little, seconded by Councilmember Gordo, to reaffirm the previous Council action taken on February 5, 2007 to approve Scheme A, with a modification to provide for potential construction of a building footprint of not-to-exceed 8,000 square feet and a subterranean option of not-to-exceed 8,000 square feet for a

total building size of not-to-exceed 16,000 square feet (Arroyo Center); and to name the open space "Desiderio Park", with a monument to explain the significance of the naming of the park after Captain Desiderio. (Motion unanimously carried) (Absent: Councilmembers Haderlein, Streater)

Vice Mayor Madison suggested staff should offer assistance to the Arroyo Center partners in obtaining funding and providing technical assistance in the construction of a new building.

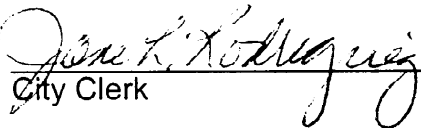
ADJOURNMENT

On order of the Mayor, the regular meeting of the City Council adjourned at 11:50 p.m.



Bill Bogaard, Mayor
City of Pasadena

ATTEST:



City Clerk