

**Jomsky, Mark**

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**From:** Jim Talley [REDACTED]  
**Sent:** Sunday, October 25, 2015 10:52 AM  
**To:** Jomsky, Mark  
**Subject:** RIFs

Dear Mayor Tornek and City Councilmembers,

We bought a condominium in Pasadena a year and a half ago (GranadaCourt at Union and Oak Knoll) and have happily paid our fees and watched new residential units going up. We walk everywhere but there is no green park in reasonable walking distance from us. We urge you to reject the proposed changes to add "flexibility" to the current way the city approves parks and instead eliminate the flawed three districts. Parks should go where they are needed and wanted, and we want one in our area where so many more residents are soon to be living.

Sincerely,

Jim and Mercedes Talley  
[REDACTED]

10/26/2015  
Item 14

**Jomsky, Mark**

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**From:** lois harrison [REDACTED]  
**Sent:** Saturday, October 24, 2015 7:19 PM  
**To:** Jomsky, Mark  
**Subject:** IMPACT OF RIF's : to Mayor Tornek and City council members . RIFS must be for PARKS that can be used by children!!!!

I appreciate ALL of the work and time you serve on behalf of Pasadena citizens . . .

PLEASE CONSIDER THE CITIZENS WHO ARE CHILDREN WHEN YOU CONSIDER THE PARK AT EL MOLINO and UNION

WE need places for our TINIEST CITIZENS (CHILDREN) and parents : trees, and grass and NATURE . . . there are NO such places of tranquility within many, MANY blocks . . .  
thank you

Lois Harrison  
[REDACTED]

Pasadena 91101

## Jomsky, Mark

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**From:** Marjorie Lindbeck [REDACTED]  
**Sent:** Saturday, October 24, 2015 2:52 PM  
**To:** Jomsky, Mark  
**Subject:** RIFs Must Be for Parks that I Can Actually Use!

Dear Mayor Tornek and City Council Members:

I cannot attend the meeting on Monday, Oct. 26, when this issue is coming before the Finance Committee and the Board, so I wanted to make it clear that, as a downtown resident, I am not in favor of changing the allocation of the Residential Impact Fees. Fees collected for this purpose should be allocated in areas where they are collected and to support those of us paying them, as was the original intent.

In my downtown community, there are approximately 10,000 residents with no green space or park. We fought vigorously for a park at the corner of Union and El Molino atop underground parking, including applying for a grant, designing the park, organizing community meetings to support the park and more. Unfortunately, the grant was not awarded and the proposal to put parking underground fell through. Everyone in this neighborhood is hopeful that visionary people within the city will still embrace such a plan. It would demonstrate the City's commitment to downtown residents like myself and show visionary and creative leadership from a forward-thinking City.

To divert the money away from the area where it is being collected — and from whom it was collected — is unconscionable. It is my understanding that most of this money was collected from downtown apartments and condos like the one I purchased. We were attracted to this area because we were excited that Pasadena was embracing downtown vitality with a commitment to walkability, usability and sustainability.

I urge you please to reject the ordinance and direct staff to find locations and develop an implementation schedule to build small walkable parks near the projects that were assessed the fees.

Thank you. I know you will do the right thing.

Marjorie

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Marjorie Lindbeck

# RESIDENTIAL IMPACT FEES: Nexus demands implementation of specific, targeted park mitigation projects



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Bridget Zolotare

Monday, October 26, 2015

Mayor Terry Tornek  
Pasadena City Council  
Vice Mayor Gene Masuda  
Tyron Hampton  
Margaret McAustin  
John J. Kennedy  
Victor Gordo  
Steve Madison  
Andy Wilson  
City Manager Michael Beck

Dear Mayor Tornek and Members of the City Council,

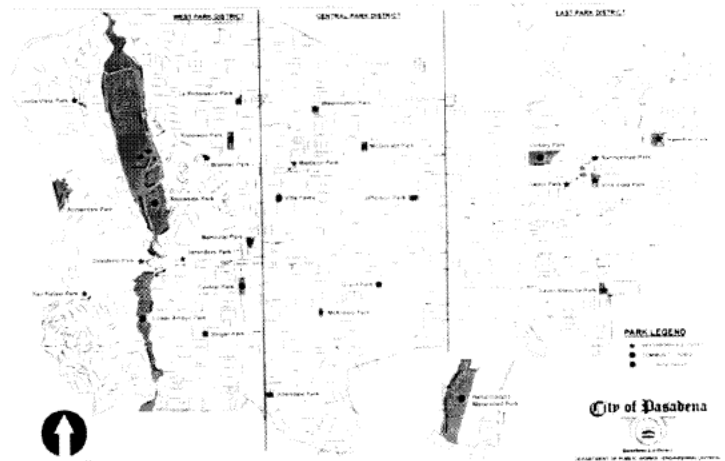
The Downtown Pasadena Neighborhood Association (“DPNA”) believes that the current methodology for spending Residential Impact Fees is unfair, and that the proposed changes do not address the problem, and may in fact worsen it.

The current system is built upon **3 “Park Zones”**. Those three Park Zones are at the root of the problem. The staff proposal merely builds upon the current unfair distribution method, by supposedly “adding flexibility,” which is not the problem. The problem is *fairness*. And the problem is *ineffectiveness*.

## UNFAIR

The current system is unfair because the fees are being treated as a **tax** against a specific group of people but being spent in such a “flexible” manner as to yield insufficient benefits to the persons who have paid the fees.

Chapter 4.17 of the Municipal Code established “Residential Impact Fees” in order to provide new parks to new, additional residents who inhabit new apartment and condominium buildings. These fees were instituted to address additional



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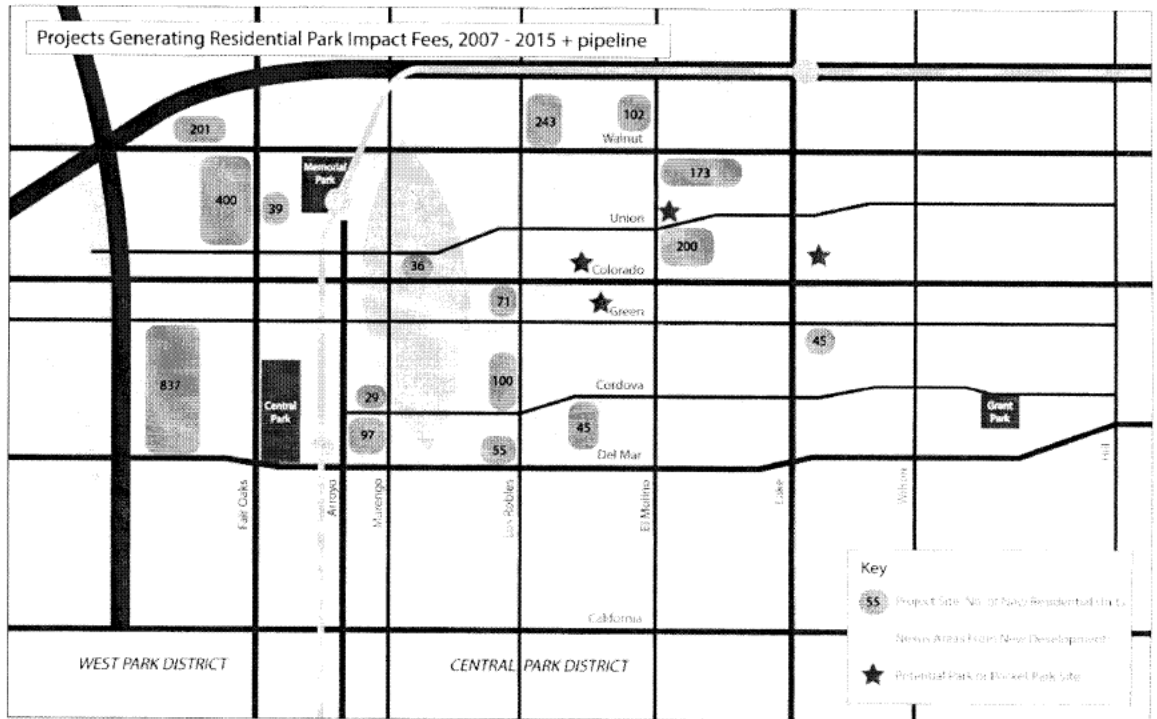
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demand from new residents (hence the name “residential impact”).

The General Plan targets growth and development into the Central District and into Specific Plan areas. Therefore, the Residents of the Central District and the Specific Plan areas are targeted for the fees.

Since 2007, Central District residents have therefore contributed millions of dollars to the City in Residential Impact Fees, which are charged to developers and then passed on in the final purchase price of residential units, and in rents and leases paid on a monthly basis. These fees amount to \$14,588 to \$27,003 per unit, depending upon number of bedrooms.



# RESIDENTIAL IMPACT FEES: Nexus demands implementation of specific, targeted park mitigation projects



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Blaug, Susan C.

WHERE THE FEES ARE SPENT		
	Spent in or near the Central District	NOT spent near the Central District
	<b>32%</b>	<b>68%</b>
Annandale Canyon		\$ 2,150,000
Brenner Park		\$660,000
Central Park	\$2,898,479	
Cleveland School		\$ 30,000
Defenders Park		\$163,600
Desiderio Park		\$ 1,530,000
La Pintoresca Park		\$759,206
Linda Vista School		\$205,000
Memorial Park	\$ 385,000	
San Rafael Park		\$250,000
Robinson Park		\$275,000
Singer Park	\$11,296	
Muir High School		\$500,000
Allendale Park		\$232,685
Grant Park	\$ 615,402	
Jefferson park		\$100,000
Madison School		\$ 60,500
McKinley School	\$ 181,000	
McDonald Park		\$280,000
Villa Parke	\$ 906,846	
Washington Park		\$904,677
Eaton Blanche Park		\$200,000
Eaton Canyon		\$820
Hamilton Park		\$958,843
Pasadena H.S.		\$ 40,000
Sunnyslope Park		\$ 58,423
Victory Park		\$354,738
Vina Vieja Park		\$897,914
<b>TOTAL</b>	<b>\$4,998,023</b>	<b>\$10,611,406</b>

WHERE THE FEES COME FROM <sup>1</sup>	
Projects located in Central District	Projects NOT located in Central District
<b>71%</b>	<b>29%</b>

Urban residents are dependent on well-designed and well-maintained public parks because Downtown residents lack private green space that is typically associated with single-family homes. Those parks must be properly located to be **within walking distance of the new residents' homes, within or very close to the Central District**. It is a central, fundamental planning goal of Pasadena to encourage non-automotive mobility by residents of the Central District. City Manager Michael Beck reinforced this when he recently stated<sup>2</sup>: "City Council's priority to deliver park space in this park-starved portion of the City is affirmed in the City Council's General Plan and Central District Specific Plan. The Goal of those plans is to make the Central District a livable and walkable area. Critical to that goal is the provision of neighborhood amenities, of which park space is of the uttermost importance in this area that has seen significant residential development and expects to experience more."

Building and expanding parks in remote locations from Downtown acts contrary to the planning goal of reducing Vehicle Miles Traveled "VMT"); faraway parks *increase* VMT for residents of the Central District, the people who

<sup>1</sup> Listed projects are based on available data from 2007-2012. We request updated information.

<sup>2</sup> Grant Application cover letter written by Michael J. Beck (Pasadena City Manager), in regards to park funds in the Playhouse District – Union & El Molino.

## RESIDENTIAL IMPACT FEES: Nexus demands implementation of specific, targeted park mitigation projects



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are paying the bulk of these specifically-targeted fees.

More than 80% of funds are from projects built in the Central District. If these funds had been applied as the spirit of the fee intended, the \$2 million in Residential Impact Fees from new development in the Central District [such as the DeLacey Friends Paper Condominiums, Prado, Orange Place Paseo, and Westgate projects] would have been used to support the creation of parks within the Central District. Instead, these funds were applied to the purchase of parkland in Annandale Canyon on the west side of the Arroyo, in a location not walkable from the Central District and even difficult to access by automobile, thereby benefiting very few citizens of the City of Pasadena. While some funds were spent on improvements to existing parks within the Central District, the vast majority of funds, more than **68%**, were spent on faraway parks from the Central District, such as Brenner Park, Cleveland School, Defenders park, Desiderio Park, La Pintesca Park, Linda Vista School, San Rafael Park, Robinson Park, Allendale Park, Grant Park, Jefferson Park, McDonald Park, and Washington Park. While the DPNA believes that the purchase of open space is a general benefit the City as a whole, the fact that the fees are assessed against such a specific source means that they must be spent on the very specific and exclusive purpose that they are intended to serve--mitigating the park impacts and demands of the people who have settled in Pasadena targeted growth areas.

### LEGAL ISSUES

There needs to be a demonstrable *nexus* between the "Need for Parks" that is the legal basis for assessing fees and the desire to "Meet the Need" on an ad hoc basis. In fact, there need to be a complete nexus study to support any proposed allocation of the Residential Impact Fees.

#### 1. Development Fee or a Tax?

A *development fee* is imposed on developers by cities in order to lessen the adverse impacts of increased populations generated by development. By contrast, a *general tax* is an exaction imposed across-the-board to raised revenue for the city's general fund, and not for the limited purpose of funding public facilities or services related to a new development. General taxes are subject to their own constitutional requirements such as Proposition 13, Proposition 62 and Proposition 218 that require a vote of the people. General taxes are imposed for revenue purposes, and not in return for a specific benefit conferred or privilege granted. (*Curtin's California Land Use & Planning Law 2014 ed., p. 346*) According to Proposition 218, a fee is defined as "any levy other than an *ad valorem* tax, a special tax, or an assessment imposed by an agency on a parcel or on a person as an incident of property ownership, including user fee or charge for a property-related service." [Cal Const. Art. XIIIID,

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Paragraph 2(e)] Therefore, *mitigation fee* cannot be looked at as a *general tax* that can be used for general purposes; rather, mitigation fees must be used to mitigate the impacts of specific developments.

State legislation regarding the “mitigation impact fee” (1987 and 1996), known as the “nexus legislation”, requires a city show to that there is a “reasonable relationship” between the purpose and amount of the fee and the cost of the public facility attributable to any particular project. Also according to Curtin, the “...California Supreme Court has maintained that fees established in an *ad hoc* manner require the more searching inquiry...” (*Curtin, p. 333*) In order to meet the constitutional and statutory nexus requirements, a city must have *strong factual support or nexus* study linking the fee charged to the cost of the public facilities to be provided. Typically, this nexus study will project needed facilities based upon acceptable park usage levels set forth in the General Plan, an estimate of the cost and schedule for providing the facilities, and then an allocation of the cost of providing these facilities to new and existing development on a proportional basis.

## 2. Fees Cannot Be Levied For Maintenance And Operation

According to state law, *fees cannot be levied* on development projects for the maintenance or operation of public capital facility improvements. [Gov’t. Code Paragraph 65913.8] Certain exceptions are noted in the Code, but only for unique circumstances for which findings and documentation are required.

In conclusion, the Residential Impact Fees have been spent unfairly and contrary to good planning in the past, and the current “nexus” or methodology used to determine where fees can be spent will yield the same results *in the future*. This is because of a fundamental mistake in the ways the funds are viewed and managed.

## INEFFECTIVE

The accumulated RIFs are being treated as “pot of money” or a “source of funds” *to be spent*. Typically, this amounts to whatever favored project receives the City’s attention. **The problem is that these are accumulated fees that come from specific sources to mitigate a specific demand.**

The current “3 Park Zone” method of “*allowing funds to be spent*” does not set forth any method of actually *accomplishing* the goal of the fees in the first place: *to provide additional parks or park resources to meet the additional demand of additional residents.*



# RESIDENTIAL IMPACT FEES: Nexus demands implementation of specific, targeted park mitigation projects



## DOWNTOWN PASADENA NEIGHBORHOOD ASSOCIATION

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The General Plan sets a clear geography for where the need arises, because it creates the need in specific geographic locations. What is needed is a clear plan for assessing the actual park needs of those additional residents in those specific geographic locations, and implementing a plan that meets those specific needs. As outlined earlier, it is anticipated that the specific needs are parks within walking distance.

City Council should direct staff to identify the source of the park needs that are generating the funds and to immediately develop a list of priorities that meet those specific needs. Spending of Residential Impact Fees should be used only to implement that plan.

Please reject the staff proposal before you and direct staff to analyze the General Plan in relationship to where the park needs are expected to arise, to develop and identify specific park locations and projects to meet those needs, and to amend the ordinance to specifically implement that plan, eliminating the 3 "Park Zones."

Sincerely,

Jonathan Edwards, President  
On behalf of the Board of Directors of the  
**Downtown Pasadena Neighborhood Association**

Attached:

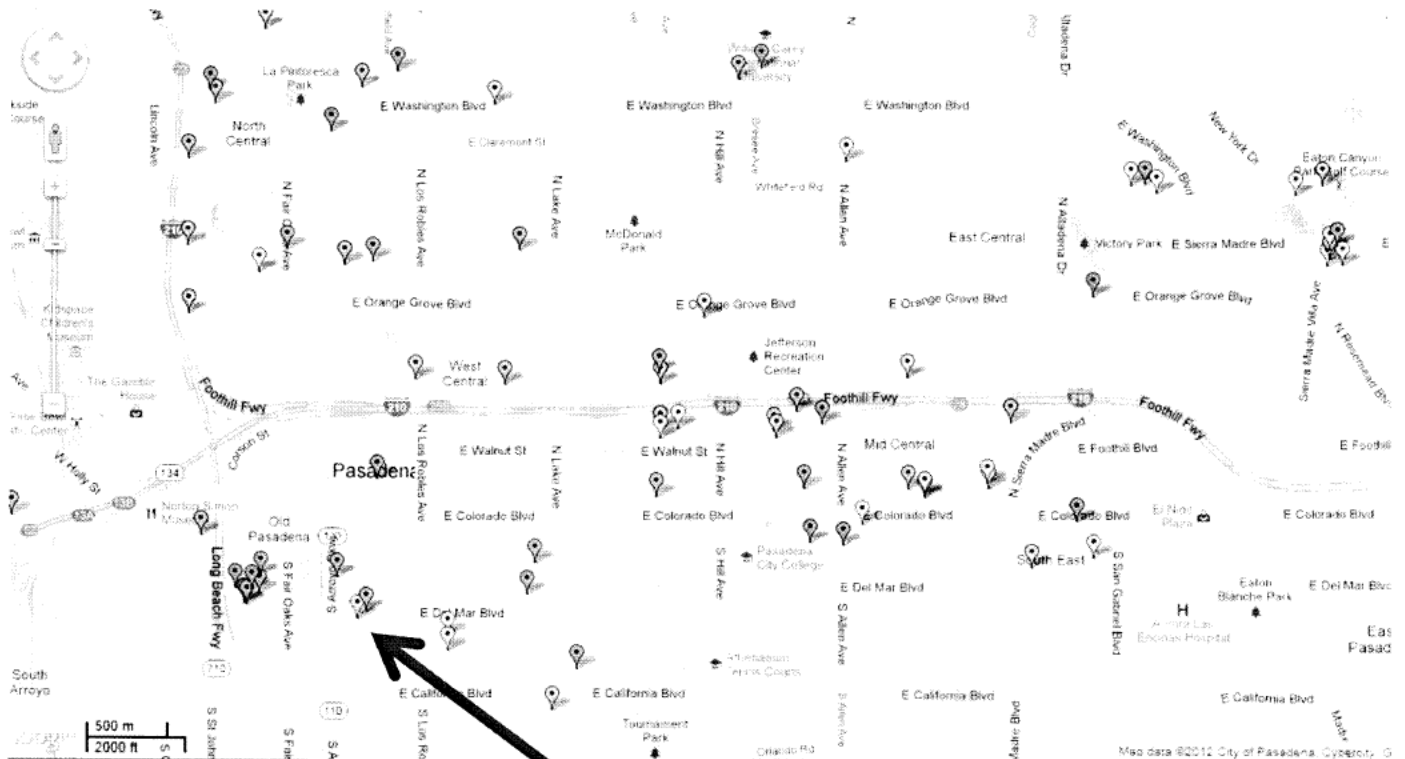
Appendix A: MAP OF RESIDENTIAL IMPACT FEES COLLECTED

RESIDENTIAL IMPACT FEES: Nexus demands implementation of specific, targeted  
park mitigation projects

## **APPENDIX A**

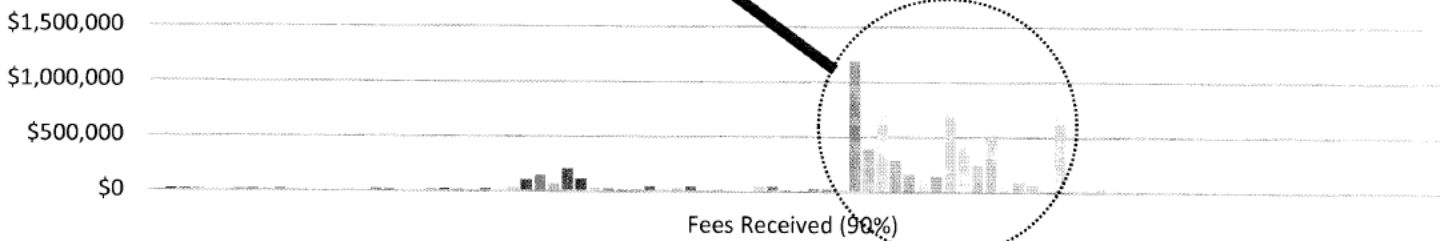
# RESIDENTIAL IMPACT FEES: Nexus demands implementation of specific, targeted park mitigation projects

## 1. MAP OF RESIDENTIAL IMPACT FEES COLLECTED



Fees Received (90%) 12M - 292K 251K - 110K 95,086 - 61,553 53,116 - 30,776 29,638 - 19,758 18,883 - 14,785 14,341 - 9879

### Residential Impact Fees



Fees Received (90%)

- 1004 Linda Glen Dr
- 1584 El Sereno Ave
- 1827 Kaweah Dr
- 2008 n raymond ave
- 50 S san rafael ave
- 875 chapman ave
- 2720 Madera Dr
- 1601 Hastings HeightS Ln
- 287 Vista Ave
- 53 N Oak Ave
- 96 S Allen Ave
- 153 S Hudson Ave
- 257 S Hudson Ave
- 76 N Roosevelt Ave
- 1590 Locust St
- 1059 laguna rd
- 160 Fern Dr
- 183 Painter St
- 201 columbia st
- 580 madeline dr
- 951 S. Fair Oaks Ave
- 837 Cambridge Ct
- 2424 Oswego St
- 3277 NeW York Dr
- 55 S Virginia Dr
- 130-150 Valley St
- 155 Cordova St
- 277 W Green St.
- 920 Granite Dr.
- 1658 E Corson St
- 1255 summit ave
- 1614 pleasant way
- 1841 Summit Ave
- 2012 summit ave
- 620 wendover rd
- 1450 N Garfield Ave.
- 1040 Rose Ave
- 2616 E Orange Grove Blvd
- 3315 Calvert Rd
- 74 N San Marino Ave
- 135 W Del Mar Blvd
- 240 E Del Mar Blvd.
- 28 S Parkwood Ave
- 1412 Wesley Ave
- 1737 Locust St.
- 1382 glen ave
- 1750 casita ave
- 1841 summit ave
- 234 W washington blvd
- 735 cypresS ave
- 859 N Fair Oaks Ave
- 1142 N Allen Ave
- 2626 Morningside St
- 3411 Avondale Rd
- 827 Highbury Pl
- 140-155 Orange Place Paseo
- 250 S Pasadena Ave
- 41 N Oak Ave
- 1451 Bresee Ave
- 1978 Santa Rosa Ave
- 1530 Scenic Dr
- 1770 el sereno ave
- 1875 kaweah dr
- 317 W hammond ave
- 807 sunset ave
- 1065 Lunada Ln
- 142 S Sant Gabriel Blvd
- 2755 Las Flores Dr
- 430 Linda Rosa Ave
- 91 N Roosevelt Ave
- 145 W Del Mar Blvd
- 257 S Delacey Ave
- 443 S Oakland Ave
- 1579 Locust St.
- 242 Robinson Rd

RESIDENTIAL IMPACT FEES: Nexus demands implementation of specific, targeted park mitigation projects

## 2. DATA: PROJECTS THAT GENERATED RESIDENTIAL IMPACT FEES FROM 2007 - 2012

Address	Project located in Central District	Project NOT located in Central District	Address	Value
			273 N Michigan Ave	13,856
			867 Wright Ave	17,696
			1579 Locust St.	30,776
			636 N Holliston Ave	34,612
			421 Maple Way	9,879
			443 S Oakland Ave	69,155
			920 Granite Dr.	671,792
			253 N Michigan Ave	61,553
			272 N Chester Ave	63,860
			633 S Lake Ave	49,397
			1412 Wesley Ave	13,856
			153 S Hudson Ave	159,262
			242 Robinson Rd	14,341
			837 Cambridge Ct	118,548
			3436 Avondale Rd	19,758
			1590 Locust St	36,630
			392 S Oakland Ave	63,706
			832 Worcester Ave	15,926
			1737 Locust St.	18,315
			1451 Bresee Ave	18,883
			1978 Santa Rosa Ave	16,421
			88 S Bonnie Ave	14,785
			671 E Washington Blvd	52,427
			71 N Bonnie Ave	18,883
			1658 E Corson St	9,879
			451 N Michigan Ave	14,785
			1827 Kaweah Dr,	9,879
			951 S. Fair Oaks Ave,	31,979
			1584 El Sereno Ave,	9,879
			1004 Linda Glen Dr,	9,879
			183 Painter St,	9,879
			155 Cordova St,	118,552
			1841 Summit Ave,	9,879
			620 wendover rd,	17,696
			1841 summit ave,	9,879
			735 cypress ave,	9,879
			317 w hammond ave,	9,879
			2008 n raymond ave	9,879
41 N Oak Ave	88,479			
3315 Calvert Rd	9,879			
142 S Sant Gabriel Blvd	17,696			
2720 Madera Dr	207,459			
28 S Parkwood Ave	95,086			
76 N Roosevelt Ave	73,260			
287 Vista Ave	9,879			
3277 New York Dr	21,501			
1601 Hastings Heights Ln	25,893			
430 Linda Rosa Ave	53,116			
1142 N Allen Ave	25,893			
1065 Lunada Ln	69,153			
2755 Las Flores Dr	49,395			
55 S Virginia Dr	18,883			
1040 Rose Ave	29,637			
3411 Avondale Rd	9,879			
827 Highbury Pl	29,637			
96 S Allen Ave	15,926			
91 N Roosevelt Ave	22,943			
53 N Michigan Ave	9,879			
240 E Del Mar Blvd.	2,041			
336 S. Marengo Ave.	19,759			
240 E Del Mar Blvd.	148,190			
277 W Green St.	519,349			
257 S Hudson Ave	251,591			
422 N Michigan Ave	9,879			
1450 N Garfield Ave.	108,672			
431 N Los Robles Ave.	49,397			
3410 Avondale Rd	19,758			

RESIDENTIAL IMPACT FEES: Nexus demands implementation of specific, targeted park mitigation projects

1750 casita ave,	17,696	1530 scenic dr,	7,200
1382 glen ave,	15,388	580 madeline dr,	22,943
201 columbia st	21,501	1530 scenic dr,	11,683
234 w washington blvd	9,879	53 N Oak Ave	49,397
2012 summit ave,	22,253	2424 Oswego St	49,397
807 sunset ave,	22,253	74 N San Marino Ave	13,138
875 chapman ave,	9,879	2626 Morningside St	29,638
250 s pasadena ave,	749,316	2616 E Orange Grove Blvd	15,388
155 orange place paseo,	380,003		
140 orange place paseo,	312,958		\$5,809,612
145 w del mar blvd,	292,043		\$2,403,138
257 s delacey ave,	415,482		
150 valley st,	457,038		
130 valley st,	732,610		
135 w del mar blvd,	397,368		
1875 kaweah dr,	17,696		
859 n fair oaks ave,	148,003		
1770 el sereno ave,	18,315		
160 Fern Dr,	15,927		
1059 laguna rd,	1,883		
50 s san rafael ave,	22,943		
1255 summit ave,	18,883		
1614 pleasant way,	16,421		

**Project  
located  
in  
Central  
District  
71%**

**Project  
NOT  
located  
in  
Central  
District  
29%**

## Jomsky, Mark

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**From:** Edie Burge [REDACTED]  
**Sent:** Monday, October 26, 2015 3:08 PM  
**To:** Jomsky, Mark  
**Subject:** RIFS Must Be for Parks that I can Actually Use

Dear Mayor Tornek and City Councilmembers,

I am writing regarding the discussion of Residential Impact Fees (RIFs). I am a property owner in the Playhouse district, and believe that RIF contributions should be used to support parks in our neighborhoods. I understand that there is a park being proposed on the corner of El Molino and Union Streets. I am strongly in favor of this; there are no parks in our immediate neighborhood, and I'd like to be able to walk to a park that I actually paid for.

Thank you for your consideration.

Best regards,

Edie Burge  
[REDACTED]

Pasadena 91101

10/26/2015

Item 14

## Jomsky, Mark

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**From:** Christine Fedukowski [REDACTED]  
**Sent:** Monday, October 26, 2015 3:21 PM  
**To:** Jomsky, Mark  
**Subject:** City Council Meeting October 26th - RIF Agenda Item - RIFs must be used for Parks in My Neighborhood.

**Importance:** High

Dear Mayor Tornek and City Council Members:

Please do not support city staff's recommendation regarding revision to distribution methodology of Residential Impact Fees.

Staff's recommendation to allow city staff the flexibility to use of RIF for parks, regardless of proximity to projects which generated such fees, is not supported. Staff asserts such is needed in order to acquire land for more expensive and larger parks, which are located outside of the areas where most of the new residential development has, and will occur.

However, city staff's recommended distribution methodology (1) does not address even the current needs for parks in the central district and; (2) is inconsistent with the city's park needs as provided for in the General Plan, the Specific Plans, and the Open Space Element, i.e. **residents should have access to parks within walking distance, 1/4 or 1/2 miles, of their homes.**

Last month's Finance Committee request to city staff to provide a more detailed analysis in its staff report is most sincerely appreciated. However, the current staff report still does not adequately identify the problem, provide an accurate needs assessment (current and future), or provide analysis to support its recommendation. Specific concerns include:

1. **Lack of a Central District Park Plan: Location, Design and Funding:** A detailed plan, defining the specific "parks" within the Central District, as well as city-wide, is not provided. Therefore without a detailed plan, how is it possible to know what costs will be incurred? Without knowing the costs to be incurred in each neighborhood, how can one determine what distribution methodology is appropriate or whether distribution can be determined based on something other than a 'nexus' to need?
2. **Lack of Projected RIF revenues and Park Costs:** There is no projection of RIFs to be received or used for the future years - only historical trends. While appropriate to consider historical trends, one must also adjust to provide for extraordinary events - such as the Westgate project. Also, there is no discussion of potential non-dedicated funds that may be available, whether in Central District or City-Wide.
3. **Options to mitigate funds being diverted away from central district:** While staff acknowledges the concern of central district residents that funds will be diverted to other areas of the city, the proposed steps to mitigate these concerns are not sufficient. Note too, even without new development, the Central District is park-starved, even though it has generated the greatest amount of RIFs.
4. **Business, as well as Resident Concern:** The city should acknowledge in its planing, that the lack of open space in the Central District is not only a resident concern, but also a concern of businesses as well. Whether retail or office, having public open space within 1/4 mile or less of such business establishments is important for attracting customers and employees. To ignore business needs is contrary to current economic development best practices.

**10/26/2015**

**Item 14**





## Jomsky, Mark

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**From:** Erlinda Romo [REDACTED]  
**Sent:** Monday, October 26, 2015 3:32 PM  
**To:** Tornek, Terry; Masuda, Gene; Madison, Steve; Gordo, Victor; Hampton, Tyron; Margaret McAustin (mmcaustin@sbcglobal.net); Wilson, Andy; jjkennedy411@att.net  
**Cc:** Jomsky, Mark; Beck, Michael; Gutierrez, Julie  
**Subject:** Park Residential Impact Fees  
**Attachments:** RIF Revisions ltr\_FINAL.pdf

Honorable Mayor Tornek and Councilmembers:

Attached is a letter in support of allocating the park residential impact fees to areas near the fund generation. The PDA is in support of the use of the funds to further develop the plans for the park over parking and other creative public space concepts such as paseos, courtyards and 6 parklets on Colorado Boulevard. Please see the attached letter.

Thank you in advance for your consideration.

Sincerely,

Erlinda L. Romo  
Executive Director  
Playhouse District Association  
[REDACTED]

Pasadena, CA 91101  
[REDACTED]

[www.playhousedistrict.org](http://www.playhousedistrict.org)

10/26/2015  
Item 14



*Culture, Commerce and Community in the Heart of Pasadena*

October 26, 2015

Mayor Tornek and City Council Members  
City of Pasadena  
100 North Garfield Avenue  
Pasadena, CA 91109

**Subject: Residential Park Impact Fees Distribution Methodology Revisions**

Dear Honorable Mayor Tornek & City Council Members:

The Playhouse District Association is requesting that the City Council direct staff to re-approach the methodology behind the proposed revisions to the distribution of residential impact fees (RIFs) and explore viable options for addressing the parks shortfall in our portion of the Central Parks Zone. Within and near the Playhouse District, over 40,000 residents, workers and students currently are not served by any public park or open space. The recent adoption of Pasadena's General Plan calls for more growth in the area, which is intended to be supported by a network of complete streets, parks, schools, shops and other amenities in a sustainable, walkable urban lifestyle. Yet the many residential developments in the area have and are projected to generate millions in RIFs, which are not currently earmarked for parks projects near the developments.

Understanding that RIFs must be spent or committed within five years of collection, we ask that the City commit to finding innovative parks projects within the Central Park Zone in the downtown area before the funds are siphoned by projects elsewhere in the City, which have no physical connection or relevant service to the area's residents, workers and visitors. The PDA's Design and Physical Enhancement Committee and staff therefore request that staff and the City Council ensure that the vast majority of existing and future RIFs are allocated to projects and improvements within a walkable distance of residential projects which generate the funds. Specifically, the PDA is requesting that City Council and staff explore utilizing existing and projected park impact fees to fund the following:

1. Develop design and engineering drawings for the "Park Now/Parks Over Parking" site at Union and El Molino, a preliminary design and cost estimate for which were developed and approved by the PDA Board of Directors in 2011;
2. Identify additional creative (perhaps even temporary) parks installations and improvements such as courtyards, paseos, pocket parks, six Parklets along Colorado Boulevard, and others that would create public space where land is expensive and opportunities are scarce.

These project ideas are examples of how the City could commit existing RIF funds today to find innovative, "non-traditional" ways to develop useful parks and open space opportunities within our area of the Central District. The PDA recognizes these projects' complex nature and intends to fully participate along with relevant City departments, including where code amendments or new agreements are required. We see this as an opportunity rather than an obstacle, as without such multi-disciplinary and thoughtful commitments, our portion of the City will continue to go without park

coverage, thereby not fulfilling the intent of the park fees' collection. Please demonstrate your willingness to create valuable park space in and near the Playhouse District by committing RIF funds to these projects.

Thank you for your consideration. The PDA is willing to discuss this request in full detail with you or City staff members.

Sincerely,

A handwritten signature in black ink, appearing to read "Erlinda Romo". The signature is fluid and cursive, with a large initial "E" and "R".

Erlinda Romo  
Executive Director

cc: Michael Beck, City Manager  
Julie Gutierrez, Interim Director of Public Works

## Jomsky, Mark

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**From:** Barbara J. Bell [REDACTED]  
**Sent:** Monday, October 26, 2015 4:02 PM  
**To:** Jomsky, Mark  
**Subject:** Use RIFS for Parks I Can Use in Central District

Mayor Tornek and City Council Members:

I write regarding the discussion of use of Residential Impact Fees paid in the Central District,, which I feel strongly should be used in the same district to create parks in an area that badly lacks them! I've been a resident of Pasadena for almost 20 years, and live on South Madison Avenue. We have almost no green space or park area in my neighborhood, and precious little in the whole Central District of Pasadena -- even though so many RIFS are generated by building projects in this area.

I urge you to recognize that it is only fair to use these RIFs to provide parks that my neighbors and I can use! Residential Impact Fees generated in this area should certainly not be used to add parkland to areas that already enjoy such access. I trust you will work creatively to provide residents of the Central District with places to relax and enjoy the beautiful outdoors in Pasadena!

Thank you for considering this request.

Best,  
Barbara Bell