

MINUTES OF THE REGULAR MEETING  
OF THE LA PALMA COMMUNITY DEVELOPMENT COMMISSION

October 19, 2010

CALL TO ORDER: Chairperson Shanahan called the Regular Meeting of the La Palma Community Development to order at 6:30 p.m. at La Palma City Hall, 7822 Walker Street, La Palma, California.

CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

Property: 4611 La Palma Avenue, La Palma, California Parcel Number 263-343-30

Agency Negotiator: Joel Kuperberg, City Attorney and Douglas Dumhart, Community Development Director

Negotiating Parties: Peter Michael Sereg Under Negotiation: Price and terms of payment

CONVENE THE COMMUNITY DEVELOPMENT COMMISSION IN OPEN SESSION  
AT 7:05 P.M.

City Attorney Kuperberg stated that there were no reportable actions from the closed session item.

RECESS THE COMMUNITY DEVELOPMENT COMMISSION AT 7:05 P.M.

RECONVENE THE COMMUNITY DEVELOPMENT COMMISSION AT 7:18 P.M.

PLEDGE OF ALLEGIANCE: Commission Member Charoen

INVOCATION: Pastor Jerry Bennett, Faith Fellowship Church  
ROLL CALL: Commission Members

Commission Members present:

Commission Member Charoen, Commission Member Herman, Vice Chairperson Rodriguez, Chairperson Shanahan, and Commission Member Waldman

Commission Members absent:

None

City Officials present:

Ed Ethell, Acting Executive Director/Chief of Police  
Joel Kuperberg, City Attorney  
Douglas Dumhart, Community Development Director  
Jeff Moneda, Public Works Director/City Engineer  
Keith Neves, Finance Director  
Laurie Murray, Administrative Services Manager/City Clerk  
Kimberly Kenney, Minutes Clerk

### CONSENT CALENDAR

A. Approval of Community Development Commission Minutes

Minutes of the October 5, 2010, Regular Meeting of the La Palma Community Development Commission.

B. Approval of Register of Demands

Resolution No. CDC 2010-23 approving the Register of Demands for October 19, 2010.

Commission Member Herman made a motion to approve Consent Calendar Items A and B.

The motion was seconded by Commission Member Charoen and carried on the following vote:

AYES: Commission Member Charoen, Commission Member Herman, Vice Chairperson Rodriguez, Chairperson Shanahan, and Commission Member Waldman

NOES: None

## PUBLIC HEARINGS

None Scheduled.

## REGULAR ITEMS

### C. Purchase and Sale Agreement and Joint Escrow Instructions for Real Property Located at 4611 La Palma Avenue

- a) Community Development Director Dumhart gave the Staff Report
- b) Public Input

No members of the public wished to speak.

#### c) Commission Comments and Questions

Discussion ensued regarding the average price range of properties in Orange County; that the subject property falls within the average price range; that the Community Development Commission (CDC) is not using eminent domain to purchase the property; support for purchasing the property as it will increase affordable housing opportunities; opposition to language in the contract regarding the possibility of using eminent domain; that the language was requested by one of the property owners; and that the City risks losing Affordable Housing funds if the funds are not used.

#### d) Adopt a Resolution Authorizing Expenditure of Housing Set-Aside Funds outside of the Project Area

Resolution No. CDC 2010-24 authorizing the Expenditure of Housing Set-Aside Funds outside of the Project Area.

#### e) Approve Purchase and Sale Agreement and Joint Escrow Instructions for real property located at 4611 La Palma Avenue

#### f) Authorize a supplemental appropriation from the Low/Moderate Income Housing Fund.

Vice Chairperson Rodriguez made a motion to adopt a Resolution authorizing expenditure of Housing Set-Aside Funds outside the Project Area; approve the Purchase and Sale Agreement and Joint Escrow Instructions for the real property located at 4611 La Palma Avenue; authorize a supplemental appropriation of \$1,400,000 from the Low/Moderate Income Housing Fund; and authorize the Community

Development Commission Chairperson and/or Executive Director to execute all transaction instruments and accept the Grant Deed.

The motion was seconded by Commission Member Herman.

Commission Member Charoen stated that although he supports the project, he is opposed to the eminent domain language in the Purchase and Sale Agreement.

The motion carried on the following vote:

AYES: Commission Member Herman, Vice  
Chairperson Rodriguez, Chairperson  
Shanahan, and Commission Member  
Waldman

NOES: Commission Member Charoen

#### ADJOURNMENT

Chairperson Shanahan adjourned the Regular Meeting of the La Palma Community Development Commission at 7:31 p.m.

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Steve Shanahan, Chairperson

Attest:

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Laurie A. Murray, Secretary