

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

February 1, 2011

CALL TO ORDER: Chairperson Rodriguez called the Regular Meeting of the La Palma Community Development Commission to order at 7:23 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California, with all members present.

PLEDGE OF ALLEGIANCE: Commission Member Hwangbo

INVOCATION: Pastor Dave Lutes, La Palma Christian Center

ROLL CALL: Commission Members

Commission Members present: Vice Chairperson Charoen, Commission Member Hwangbo, Chairperson Rodriguez, Commission Member Shanahan, and Commission Member Waldman

Commission Members absent: None

City Officials present: Dominic Lazzaretto, Executive Director  
Joel Kuperberg, City Attorney  
Michael Belknap, Recreation and Community Services Director  
Douglas Dumhart, Community Development Director  
Jeff Moneda, Public Works Director/City Engineer  
Keith Neves, Finance Director  
Eric Nunez, Police Chief  
Laurie Murray, Administrative Services Manager/City Clerk  
Kimberly Kenney, Minutes Clerk

## CONSENT CALENDAR

A. Approval of Community Development Commission Minutes

Minutes of the January 18, 2011, Regular Meeting of the La Palma Community Development Commission.

B. Approval of Register of Demands

Resolution No. CDC 2011-04 approving the Register of Demands for February 1, 2011.

Vice Chairperson Charoen made a motion to approve Consent Calendar Items A and B.

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

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

NOES: None

## PUBLIC HEARINGS

None Scheduled.

## REGULAR ITEMS

C. Opposition to the Governor's Proposal to Abolish Redevelopment in California

Executive Director Lazzaretto gave the Staff Report.

Commission Comments and Questions:

Discussion ensued regarding that the City will lose \$3.376 million annually if the Governor's proposal is passed and that Redevelopment Funds are important to the economic prosperity of the community.

- a) Adopt a Resolution opposing the Governor's proposal to abolish redevelopment in California; and

Resolution No. CDC 2011-05 opposing the Governor's proposal to abolish redevelopment in California.

- b) Authorize the Chairperson and Executive Director, as necessary, to travel to Sacramento to provide City representation in this matter.

Commission Member Hwangbo made a motion to adopt Resolution No. CDC 2011-05 opposing the Governor's proposal to abolish redevelopment in California and authorizing the Chairperson and Executive Director, as necessary, to travel to Sacramento to provide City representation in this matter.

Further discussion ensued regarding that when Governor Brown was Mayor of Oakland, he commented on how important and beneficial redevelopment funds are to a community.

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

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

NOES: None

- D. Request for Qualifications and Proposals (RFQ/P) for the Development of Phase II of the Denni Street Affordable Housing Specific Plan and Authorization to Solicit Proposals

Planning Intern Rafael Garcia gave the Staff Report.

Public Comment:

Alicia Porto, 4511 Cambury Drive, addressed the City Council regarding an error in the Power Point presentation that switched the first phase of senior housing and the townhomes and to comment on the entrance to the last phase of the affordable housing project being accessed from Montecito Drive and proposing access from Trinity Lane.

Commission Comments and Questions:

Discussion ensued regarding the preferred entrance being Montecito Drive; that as developers prepare plans for the last phase, a variety of entrances may be determined; how the ownership of the land will transfer; that the State of California mandates that cities have affordable housing within their communities; the income levels being targeted for this type of housing; that the proposed project will add twelve affordable homes into La Palma; and that nonprofit

organizations could also participate in the development of the low income housing proposals.

- a) Approve the Request for Qualifications and Proposal (RFQ/P) for the Development of Phase II of the Denni Street Affordable Housing Specific Plan; and
- b) Authorize solicitation of proposals from the prequalified list of developers;

Commission Member Waldman made a motion to approve the Request for Qualifications and Proposal (RFQ/P) for the Development of Phase II of the Denni Street Affordable Housing Specific Plan and authorize solicitation of proposals from the prequalified list of developers.

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

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

NOES: None

- c) Request the Chairperson establish an Ad-Hoc Subcommittee to review the proposals, interview respondents, and make a recommendation for the preferred Developer.

Chairperson Rodriguez appointed Commission Members Shanahan and Waldman to an Ad Hoc Committee to review the proposals, interview respondents, and make a recommendation for a preferred Developer.

CONVENE THE CITY COUNCIL FOR A JOINT MEETING WITH THE COMMUNITY DEVELOPMENT COMMISSION AT 7:55 P.M.

- E. Approval of Funding for the Moody Street Rehabilitation Project Based on Blight Elimination Findings

City Manager/Executive Director Lazzaretto gave the Staff Report.

- a) City Council: Adopt a Resolution approving funding for the Moody Street Rehabilitation Project based on blight elimination findings; and

Resolution No. 2011-04 approving funding for the Moody Street Rehabilitation Project based on blight elimination findings.

Council Member Waldman made a motion to adopt Resolution No. 2011-04 approving funding for the Moody Street Rehabilitation Project based on blight elimination findings.

The motion was seconded by Mayor Pro Tem Charoen and carried on the following vote:

AYES: Mayor Pro Tem Charoen, Council Member Hwangbo, Mayor Rodriguez, Council Member Shanahan, and Council Member Waldman

NOES: None

- b) Community Development Commission: Adopt a Resolution approving funding for the Moody Street Rehabilitation Project based on blight elimination findings.

Resolution No. CDC 2011-06 approving funding for the Moody Street Rehabilitation Project based on blight elimination findings.

Commission Member Shanahan made a motion to adopt Resolution No. CDC 2011-06 approving funding for the Moody Street Rehabilitation Project based on blight elimination findings.

Discussion ensued regarding the total budget for the project; that the amount will be split between the General Fund and the Community Development Commission; that the City will be saving approximately \$112,000; and that the bids received were extremely low due to the economy.

The motion was seconded by Vice Chairperson Charoen and carried on the following vote:

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

NOES: None

ADJOURNMENT

Chairperson Rodriguez adjourned the Regular Meeting of the La Palma Community Development Commission at 7:59 p.m.

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Ralph D. Rodriguez  
Chairperson

Attest:

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Laurie A. Murray, CMC  
Secretary