

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

April 5, 2011

CALL TO ORDER: Chairperson Rodriguez called the Regular Meeting of the La Palma Community Development Commission to order at 7:18 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California, with all members present and Commission Member Shanahan being absent.

PLEDGE OF ALLEGIANCE: Commission Member Hwangbo

INVOCATION: Pastor Jack Hughes, La Palma Christian Center

ROLL CALL: Commission Members

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

Commission Members absent: Commission Member Shanahan

City Officials present: Dominic Lazzaretto, Executive Director
Joel Kuperberg, City Attorney
Michael Belknap, Recreation & Community Services Director
Douglas Dumhart, Community Development Director
Jeff Moneda, Public Works Director/City Engineer
Keith Neves, Finance Director
Eric Nuñez, 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 March 15, 2011, Regular Meeting of the La Palma Community Development Commission.

B. Approval of Register of Demands

Resolution No. CDC 2011-10 approving the Register of Demands for April 5, 2011.

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

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

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

NOES: None

ABSENT: Commission Member Shanahan

PUBLIC HEARINGS

None Scheduled.

REGULAR ITEMS

C. Selection of Preferred Developer for Phase II of the Denni Street Affordable Housing Specific Plan and Authorization to Negotiate a Disposition and Development Agreement

Executive Director Lazzaretto introduced the item and Community Development Director Dumhart gave the Staff Report.

Commission Comments and Questions:

Discussion ensued regarding the approval being for the preferred developer and not the design; that the drawings in the Staff report are only conceptual drawings; why the Subcommittee panelists chose The Olson Company; that it could be easier for The Olson Company to garner support for annexation to Phase One of the project because of their history with the project; that Habitat for Humanity recognized the challenges with entering from Montecito Drive and that City Venture's proposal looked at other access points; that the request for proposals sought to have primary access from Montecito Drive, using La Palma Avenue as a secondary access point; that the Montecito Drive Homeowner's Association President supports The Olson Company because of their previous experience

and familiarity with Phase One; that The Olson Company has a proven track record and the Subcommittee chose them because of their previous affordable housing accomplishments; that any City proceeds from affordable housing sales must go back into affordable housing; the explanation of low- and moderate-income; and that the current residents of the previous phase are very happy with the product quality that The Olson Company provided.

City Attorney Kuperberg indicated that there are State laws that might allow certain people who work and/or live in La Palma to get a higher chance of being one of the homeowners, but that the language is not clearly defined.

Further discussion ensued regarding the proposed location of the entry doors; that the project still has to go through the design phase; that the project would need to have some sort of privacy fencing; emergency vehicle access; potential conflicts with students being dropped off at Steve Luther Elementary School; that during Phase I, the only concern that residents had was what affordable housing is; that Season's of La Palma was not part of The Olson Company's Montecito Drive project; that the majority of the Subcommittee voted Habitat for Humanity project last because it is a fee ownership project and that they believe there are better options for providing very low-income housing in the community; that the proposed project is projected to have the same access way from Montecito Drive as the previous phase; and support for the affordability component.

- a) Select The Olson Company as the preferred developer for Phase II of the Denni Street Affordable Housing Specific Plan; and
- b) Authorize staff to negotiate a Disposition and Development Agreement for the Community Development Commission's consideration.

Commission Member Hwangbo made a motion to select The Olson Company as the preferred developer for Phase II of the Denni Street Affordable Housing Specific Plan and authorize staff to negotiate a Disposition and Development Agreement for the Community Development Commission's consideration.

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

AYES:	Vice Chairperson Charoen, Commission Member Hwangbo, Chairperson Rodriguez, and Commission Member Waldman
NOES:	None
ABSENT:	Commission Member Shanahan

ADJOURNMENT

Chairperson Rodriguez adjourned the Regular Meeting of the La Palma Community Development Commission at 7:57 p.m.

Ralph D. Rodriguez
Chairperson

Attest:

Laurie A. Murray, CMC
Secretary