

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

January 18, 2011

CALL TO ORDER: Chairperson Rodriguez called the Regular Meeting of the La Palma City Council to order at 7:27 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

PLEDGE OF ALLEGIANCE: Vice Chairperson Charoen

INVOCATION: Pastor Jerry Bennett, Faith Fellowship Church

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 4, 2011, Regular Meeting of the La Palma Community Development Commission.

B. Approval of Register of Demands

Resolution No. CDC 2011-02 approving the Register of Demands for January 18, 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. Relocation Plan for 4611 La Palma Avenue - Phase II of the Denni Street Affordable Housing Specific Plan

Community Development Director Dumhart gave the Staff Report.

Public Input:

No members of the public wished to speak.

Commission Comments and Questions:

Discussion ensued regarding the rent the residents are currently paying; that there are 22 suitable rentals in the acceptable rent range; that Community Development funds would be used for moving expenses and any rent differential if the new location is more expensive than what the residents are expected to pay; that State law requires the City to pay the rent differential; and that the subsidy is for 42 months.

Michelle Folk, Overland Pacific and Cutler Project Manager, addressed the Community Development Commission regarding moving expenses being based on the Federal Fixed Room Count Schedule that is published and

regulated by the State of California; that the requirement to subsidize future rent is because a public agency cannot displace a resident due to a public project; and that the resident cannot be required to pay rent that is over 30% of their gross monthly household income.

Further discussion ensued regarding Staff's recommendation to pay the relocation fees in a lump sum; that the funds are Community Development Commission Low and Moderate Income Housing Funds; the Governor's proposal to eliminate redevelopment; that the City Council requested that the relocation schedule be set to allow the family to stay at their existing residence through the end of the school year; that the proposal is the least expensive option; a 90-day notice being given to the resident in late May, 2011; and that Staff plans to work with local school districts to make every effort to keep the family's children at their current schools.

- a) Adopt a Resolution approving the relocation plan for 4611 La Palma Avenue to facilitate Phase II of the Denni Street Affordable Housing Specific Plan; and
- b) Approve a supplemental appropriation of \$50,000 from the Low and Moderate Income Housing Fund to pay estimated relocation costs.

Commission Member Waldman made a motion to approve Resolution No. CDC 2011-03 approving the relocation plan for 4611 La Palma Avenue to facilitate Phase II of the Denni Street Affordable Housing Specific Plan and approve a supplemental appropriation of \$50,000 from the Low and Moderate Income Housing Fund to pay estimated relocation costs.

The motion was seconded by Commission Member Shanahan.

Discussion ensued regarding the legal relocation requirements set by California and that the City did not use eminent domain to purchase the property.

The motion carried on the following vote:

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| 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

Executive Director Lazzaretto reported that Staff identified entitlement issues with the property and requested to have the item postponed to a later date in order to allow Staff enough time to conduct further research.

- a) Approve the Request for Qualifications and Proposal (RFQ/P) for the Development of Phase II of the Denni Street Affordable Housing Specific Plan;
- b) Authorize solicitation of proposals from the prequalified list of developers; and
- c) Establish an Ad-Hoc Subcommittee to review the proposals and make recommendations for the preferred purpose.

Commission Member Waldman made a motion to table the 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 to a later date.

The motion was seconded by Commission Member Hwangbo 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 7:53 p.m.

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Ralph D. Rodriguez,  
Chairperson

Attest:

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Laurie A. Murray, CMC  
Secretary