



**ECONOMIC DEVELOPMENT DIVISION**

*Office of the City Manager*

**CITY OF PASADENA  
NOTICE OF REGULAR MEETING  
OF THE ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE  
WEDNESDAY, MAY 1, 2013  
CITY HALL  
100 NORTH GARFIELD AVENUE-Council Conference Room S246**

**NOTICE IS HEREBY GIVEN** that a regular meeting of the Economic Development and Technology Committee will occur on Wednesday, May 1, 2013 at 5:30 p.m., at Pasadena City Hall, Council Conference Room S246, 100 North Garfield Avenue. The meeting agenda follows:

1. ROLL CALL
2. PUBLIC COMMENT
3. APPROVAL OF MINUTES
  - A. December 5, 2012\*
  - B. January 2, 2013\* (cancellation)
  - C. February 6, 2013\* (cancellation)
  - D. March 6, 2013\* (cancellation)
  - E. April 3, 2013\* (cancellation)
4. NEW BUSINESS
  - A. Approval and Authorization of the submittal to the U.S. Department of Housing & Urban Development (HUD) of the analysis of impediments to fair housing choice/fair housing plan
5. INFORMATION ITEMS
  - A. Discussion of Opportunity Sites

\*Attachment

**POSTING STATEMENT:** I hereby certify that this notice, in its entirety, was posted on the Council Chamber Bulletin Board, Room S249, 100 North Garfield Avenue, and a copy was given to the Main Library for posting on this 26<sup>th</sup> day of April, 2013, by 5:30 p.m., and that copies hereof were faxed or personally delivered to each member of the City Council and to each local newspaper of general circulation, radio or television station requesting notice in writing all of which recipients are identified on the distribution list set forth herein below.



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Saily Enciso  
Economic Development Division

**Distribution:**

**City Council**  
**City Clerk**  
**Pasadena Weekly**  
**Los Angeles Times**

**City Manager**  
**Assistant City Manager**  
**Star News**  
**Pasadena Journal**

**City Attorney**  
**Main Library**  
**La Opinion**  
**PUSD**



Jon Pollard, Code Compliance Manager, informed the Committee that Code Enforcement is currently in the enforcement process for a number of recycling center sites, seeking to hold the property owners responsible for blight caused by the non-compliant centers.

The Chair requested that staff return with a report to the Committee evaluating the following information:

- The City's ordinance regarding regulations on existing recycling centers and a comparison to other municipalities' regulations on recycling centers.
- The possibility of minimizing the square footage that defines a large recycling center, utilizing the City of Alhambra's ordinance as a model.
- The necessary steps required to bring all recycling center facilities into compliance with the City's current ordinance and a timeline for completion of such an action.
- The possibility of amending the distance requirements of recycling centers from residential structures using the City of Alhambra's ordinance as a model, which requires a distance of 50 feet from all residential property.
- Additional provisions that could be included in an ordinance that would establish the driveway (point of entry) as part of the square footage of a recycling center.
- Additional provisions that could be included in an ordinance that would establish whose responsibility would fall the patrolling of recycling centers, including security and property maintenance of the surrounding areas utilized by the recycling centers.
- Information on design guidelines, including changes that might better protect pedestrians, residential neighborhoods, and surrounding businesses from the stated impacts and concerns related to recycling operations.
- Information on land-use ordinances, that takes into account situations where recycling centers are located on City-owned property (e.g. the City Yards).
- Information on any issues/consequences related to requiring minor versus a regular Conditional Use Permit to operate a recycling center.

Following discussion, the Committee, by consensus, directed staff to return to the Committee with the requested information at a future Committee meeting.

## **ACTION ITEMS**

### **MODIFICATION OF LOAN AGREEMENT TERMS FOR CENTENNIAL PLACE HOUSING PROJECT AT 235 E. HOLLY STREET**

Jim Wong, Senior Project Manager, provided a PowerPoint presentation summarizing the agenda report providing information on historical amendments, information on the subject loan, proposed key amendments, staff recommendations, and responded to questions.

Following a brief discussion, it was moved by Councilmember Robinson, seconded by Councilmember Masuda, to approve staff's

recommendation, and forward the item to the City Council for consideration. (Motion unanimously carried) (Absent: Councilmember Madison)

**RECEIVE AND FILE**

**PASADENA CENTER OPERATING COMPANY ANNUAL REPORT**

Following a brief discussion, on the order of the Chair, and by consensus of the Committee, the information was received and filed.

**INFORMATION ITEMS  
(CONTINUED)**

**HUD CONTINUUM OF CARE FUNDING APPLICATION**

Anne Lansing, Project Planner, provided a PowerPoint presentation on the Department of Housing and Urban Development (HUD) Notice of Funding Availability, summarizing the application ranking process, application due dates to HUD, renewal burdens, and responded to questions.

Following a brief discussion, on the order of the Chair, and by consensus of the Committee, the information was received and filed.

**ADJOURNMENT:**

By consensus of the Committee, the regular Economic and Development Committee meeting, scheduled for January 2, 2012 will be cancelled.

On the order of the Chair, the regular meeting of the Economic Development and Technology Committee was adjourned at 6:39 p.m.

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VICTOR GORDO, Chair  
Economic Development and Technology Committee

**ATTEST:**

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Sandra S. Robles  
Recording Secretary

CITY OF PASADENA  
ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE  
CITY HALL  
100 NORTH GARFIELD AVENUE  
CITY HALL COUNCIL CONFERENCE ROOM – S246  
JANUARY 2, 2013  
REGULAR MEETING

The regular meeting of the Economic Development and Technology Committee, scheduled for Wednesday, January 2, 2013, at 5:30 p.m., was cancelled as ordered on December 6, 2012, and posted as required by law.

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VICTOR GORDO, Chair  
Economic Development and Technology Committee

ATTEST:

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Sandra S. Robles  
Recording Secretary

01/02/2013

CITY OF PASADENA  
ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE  
CITY HALL  
100 NORTH GARFIELD AVENUE  
CITY HALL COUNCIL CONFERENCE ROOM – S246  
FEBRUARY 6, 2013  
REGULAR MEETING

The regular meeting of the Economic Development and Technology Committee, scheduled for Wednesday, February 6, 2013, at 5:30 p.m., was cancelled as ordered on February 4, 2013, and posted as required by law.

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VICTOR GORDO, Chair  
Economic Development and Technology Committee

ATTEST:

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Sandra S. Robles  
Recording Secretary

CITY OF PASADENA  
ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE  
CITY HALL  
100 NORTH GARFIELD AVENUE  
CITY HALL COUNCIL CONFERENCE ROOM – S246  
MARCHY 6, 2013  
REGULAR MEETING

The regular meeting of the Economic Development and Technology Committee, scheduled for Wednesday, March 6, 2013, at 5:30 p.m., was cancelled as ordered on March 4, 2013, and posted as required by law.

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VICTOR GORDO, Chair  
Economic Development and Technology Committee

ATTEST:

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Sandra S. Robles  
Recording Secretary



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ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE  
CITY HALL  
100 NORTH GARFIELD AVENUE  
CITY HALL COUNCIL CONFERENCE ROOM – S246  
APRIL 3, 2013  
REGULAR MEETING

The regular meeting of the Economic Development and Technology Committee, scheduled for Wednesday, April 3, 2013, at 5:30 p.m., was cancelled as ordered on April 3, 2013, and posted as required by law.

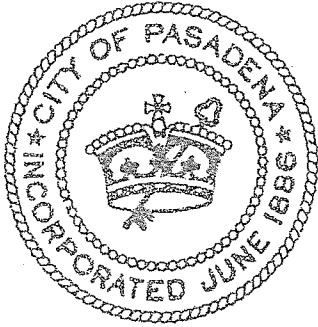
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VICTOR GORDO, Chair  
Economic Development and Technology Committee

ATTEST:

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Sandra S. Robles  
Recording Secretary



# Agenda Report

May 20, 2013

**TO:** Honorable Mayor and City Council

**THROUGH:** Economic Development & Technology Committee (May 1, 2013)

**FROM:** Housing Department

**SUBJECT:** APPROVAL AND AUTHORIZATION OF THE SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) OF THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE/FAIR HOUSING PLAN

**RECOMMENDATION:**

It is recommended that City Council adopt a resolution approving the FY 2013-17 Analysis of Impediments/Fair Housing Plan (AI/Plan) and authorizing submission of the AI/Plan to the U.S. Department of Housing and Urban Development (HUD).

**BACKGROUND:**

The City of Pasadena is periodically required to prepare an AI/Plan as part of the consolidated planning process, as mandated by the United States Department of Housing and Urban Development (HUD). This requirement affects jurisdictions that receive Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnership funds such as Pasadena.

The AI/Plan identifies impediments to the exercise of fair housing choice and lays out how the City will act on its responsibility to address and take appropriate actions to overcome the effects of these impediments. The AI/Plan includes the following:

- (a) An introduction which explains the purpose of the AI/Plan, as well as a legal framework;
- (b) A discussion of the methodologies used in developing the AI/Plan and a description of the community participation process;
- (c) A community profile consisting of demographic, employment, housing, and other relevant data;

- (d) A detailed identification and analysis of impediments to fair housing choice, including an analysis of public policies;
- (e) An assessment of current public and private fair housing programs and activities in the City; and
- (f) An action plan, including goals and timetables, for carrying out recommended action and reporting progress on impediments identified in previous year's AIs.

**Overview of Identified Impediments**

The AI/Plan reviews City policies and conditions that exist within the City which affect the exercise of fair housing choice, including policies affecting housing development and other land use policies, programs, and controls. Previous AI/Plans, completed in 1996 and 2000, identified impediments, as does this draft AI/Plan. In general, City policies do not appear to unreasonably hinder Fair Housing Choice. However, specific conditions were identified as potential impediments and actions to address these conditions along with the timeframe, budget, and entity responsible for the action are laid out as part of action plan.

The majority of these conditions are already part of the work plan of several City Departments, primarily Housing and Planning & Community Development. A sampling of these recommendations follows:

<i>Actions</i>	<i>Timeframe, Funding, and Responsible Agency</i>
<ul style="list-style-type: none"> <li>• State law (SB 2) requires that local jurisdictions make provisions in the zoning code to permit emergency shelters by right in at least one zoning district. Local jurisdictions may establish standards to regulate the development of emergency shelters. The City should follow through on its 2008-2014 Housing Element commitment to establish a zoning overlay that permits emergency shelters in the CG district.</li> <li>• The City allows second units in RS districts, subject to certain development standards. The City should follow through on its 2008-2014 Housing Element commitment to review the Second Unit ordinance to better facilitate the provision of second units within the context of maintaining neighborhood character.</li> </ul>	<p><b>Timeframe:</b> Ongoing</p> <p><b>Funding:</b> Departmental budget</p> <p><b>Agencies:</b> Planning and Housing Departments</p>

<i>Actions</i>	<i>Timeframe, Funding, and Responsible Agency</i>
<ul style="list-style-type: none"> <li>• Outreach and education efforts on fair housing rights and responsibilities should extend to homeowners associations to ensure awareness that condominium/townhome developments are also subject to fair housing laws, and rules and regulations must be applied equally to all tenants and homeowners with respect to all protected classes.</li> </ul>	<p><b>Timeframe:</b> Ongoing</p> <p><b>Funding:</b> CDBG</p> <p><b>Agency:</b> Housing Rights Center</p>
<ul style="list-style-type: none"> <li>• Periodically monitor mortgage lending data to identify potential issues with fair lending.</li> <li>• Provide fair lending analysis to lenders working with the City on City programs to ensure these lenders undertake efforts to promote fair lending.</li> </ul>	<p><b>Timeframe:</b> Ongoing</p> <p><b>Funding:</b> CDBG; HOME; Departmental budget</p> <p><b>Agencies:</b> Housing Rights Center; Housing Department</p>

Progress on addressing the identified impediments will be reported in the next AI/Plan covering 2017-2019.

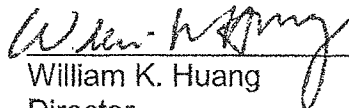
**COUNCIL POLICY CONSIDERATION:**

Approval of the subject recommendation allows the City to remain in compliance with CDBG regulations and enables the City to certify compliance with the Federal requirement to Affirmatively Further Fair Housing Choice. The proposed actions are in accordance with the General Plan Housing Element, Five Year Consolidated Plan, and Five Year Public Housing Plan.

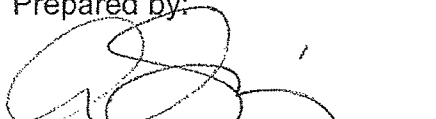
**FISCAL IMPACT:**

The City will remain eligible to receive approximately \$3.3 million annually in CDBG, HOME, and ESG entitlement funding for community development, affordable housing, and homeless services.

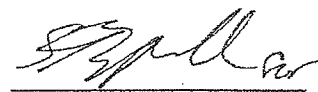
Respectfully submitted,

  
\_\_\_\_\_  
William K. Huang  
Director  
Housing Department

Prepared by:

  
\_\_\_\_\_  
Anne Lansing, Project Planner

Approved by:

  
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MICHAEL J. BECK  
City Manager