

BURBANK HOUSING AUTHORITY
JULY 16, 2002

A regular meeting of the Burbank Housing Authority was held in the Council Chamber of the City Hall, 275 East Olive Avenue, on the above date. The meeting was called to order at 6:42 p.m., by Mr. Laurell, Chairman.

Invocation The invocation was given by Commissioner Vander Borght.

Flag
Salute The pledge of allegiance to the flag was led by Katie Hae and Burbank Thunder Girls Fastpitch Softball Team.

ROLL CALL

Present- - - - - Commissioners Golonski, Murphy, Ramos, Vander Borght and Laurell.

Absent - - - - - Commissioners None.

Also Present - - Ms. Alvord, Assistant City Manager; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and Mrs. Moioffer, Deputy Clerk.

8:33 P.M.
Meeting
Continued Following a report and the combined oral communications, the Council meeting was recessed to allow the Authority to hold its meeting.

8:33 P.M.
Hearing
HA 6-1
Adopt Neg. Dec.
& Reso. of Nec.
for Acquisition
of 1801-1815
Grismer Ave. Chairperson Laurell stated that "this is the time and place for a hearing on the adoption of a resolution of necessity for condemnation for public purposes of certain real property located at 1801-1815 Grismer Avenue, Burbank, California. The owner of the real property is David Weisswasser. Also to be considered in conjunction with a resolution of necessity, is a negative declaration of environmental impacts for the proposed project."

Staff
Report Mr. Solomon, Housing Development Manager, who stated that the Authority is being asked to approve three inter-related actions, including this item, to support the acquisition of properties located at 1801-1815 and 1819 Grismer Avenue.

Mr. Solomon stated that over the last several years, the Peyton-Grismer area, and particularly the property at 1801-1815 Grismer, has been the subject of discussion because of some deficiencies: the location of buildings, placement of parking, and access to 1801-1815, which creates a dangerous situation by impairing emergency vehicle access; parking is currently below R-4 zoning standards; deterioration of property; area lacks sufficient open space and recreational opportunities; and, the number of bedrooms do not correspond to current household composition.

Mr. Solomon further stated a proposed plan for these properties has been prepared and is under consideration, and contains elements 1) to improve on-site circulation and create open space by reducing the number of apartment units from 87 to approximately 60 units; 2) to improve conditions in the surrounding neighborhood on Keeler, Grismer and portions of Elliot; 3) to increase the number of bedrooms and establish occupancy standards intended to reduce overcrowding; 4) to restrict rents so as to be affordable to mixed income families; and, 5) to stage rehabilitation in conjunction with the Burbank Housing Corporation. He noted that a series of meetings have been held within the project area as well as outside the area but in proximity to elicit comments and to inform residents about the purpose and the effects of the proposed project.

Mr. Solomon stated the purpose of the hearing is to allow the property owner of 1801-1815 Grismer Avenue to comment on the proposed Authority action to acquire his property after which the Authority will be asked to consider adoption of a resolution approving a Negative Declaration and approving a Resolution of Necessity to acquire the property.

He continued by stating that over the past several months, the Redevelopment Agency and Housing Authority staff have met with the owner of the property or his representative to explain the project and make a purchase offer; the Authority has made every reasonable effort to acquire the property by purchase negotiations by offering the owner just compensation comensurate with the fair market value of \$6.3 million established by the Redevelopment Agency's appraiser; however, staff has concluded that the project must move forward and thus procedures for the use of eminent domain law have been initiated. He stated the property owner has been notified indicating the Authority's intent to acquire the property and setting forth the hearing date and indicating the owner's responsibility to respond with a request to speak to the Authority on the following points that are required to be met in order to approve the Resolution of Necessity: 1) That the public interest and necessity require the project; 2) That the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; 3) That the property sought to be acquired is necessary for the project; and, 4) That an offer required by Government Code Section 7267.2 was made to the owner of record.

He concluded by stating that the project plan meets the above four points and, if approved, the Authority may be able to take possession of the subject property in 90 days.

No one appeared to speak on behalf of the property owner.

Hearing
Closed

The hearing was declared closed.

Motion

It was moved by Mrs. Ramos and seconded by Mrs. Murphy that "the following resolution be passed and adopted:"

HA 6-1
Adopt Neg. Dec.
For 1725, 1801-
1815 & 1819
Grismer Ave.

RESOLUTION NO. H-171:
A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF BURBANK ADOPTING A NEGATIVE DECLARATION (1725, 1801-1815, & 1819 GRISMER AVENUE).

Adopted

The resolution was adopted by the following vote:

Ayes: Commissioners Golonski, Murphy, Ramos, Vander
Borghht and Laurell.
Noes: Commissioners None.
Absent: Commissioners None.

Motion

It was moved by Mrs. Murphy and seconded by Mr. Vander Borghht that "the following resolution be passed adopted:"

HA 6-1
Authorize
Condemnation
for Public
Purposes of
1801-1815
Grismer Ave.

RESOLUTION NO. H-172:
A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF BURBANK FINDING, DETERMINING AND RESOLVING THAT THE PUBLIC INTEREST, CONVENIENCE, AND NECESSITY REQUIRE AND AUTHORIZE THE CONDEMNATION FOR PUBLIC PURPOSES OF CERTAIN REAL PROPERTY SITUATED WITHIN THE CITY (1801-1815 GRISMER AVENUE).

Adopted

The resolution was adopted by the following vote:

Ayes: Commissioners Golonski, Murphy, Ramos, Vander
Borghht and Laurell.
Noes: Commissioners None.
Absent: Commissioners None.

Motion

It was moved by Mrs. Murphy and seconded by Mrs. Ramos that "the following items on the consent calendar be approved as recommended:"

HA 6-1
Coop. Agrmt. w/
Redev. Agency
for Acquisition

RESOLUTION NO. H-173:
A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF BURBANK APPROVING A COOPERATION AGREEMENT BETWEEN THE HOUSING AUTHORITY AND THE

7/16/02

& Affordable
Housing at
1801-1815 &
1819 Grismer
Ave.

REDEVELOPMENT AGENCY OF THE CITY OF BURBANK FOR
SITE ACQUISITION AND ASSEMBLY PURPOSES FOR
AFFORDABLE HOUSING (1801-1815 AND 1819 GRISMER
AVENUE).

HA 6-1
Acquisition &
Sale Agrmt. w/
Travis Randolph
Huteson of 1819
Grismer Ave.

RESOLUTION NO. H-174:
A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY
OF BURBANK APPROVING AN ACQUISITION AND SALE
AGREEMENT BETWEEN THE HOUSING AUTHORITY AND
TRAVIS RANDOLPH HUTESON, AS TRUSTEE OF THE
RANDOLPH T. REVOCABLE TRUST OF 1999 (1819 GRISMER
AVENUE).

Adopted

The consent calendar was adopted by the following vote:

Ayes: Commissioners Golonski, Murphy, Ramos, Vander
Borgh and Laurell.

Noes: Commissioners None.

Absent: Commissioners None.

8:50 P.M.
Recess

The Authority recessed at this time to permit the
Redevelopment Agency and Council to continue their
meetings. The Authority reconvened at 11:25 p.m. for public
comment with all members present.

11:46 P.M.
Adjournment

There being no further business to come before the Authority,
the meeting was adjourned at 11:46 p.m.

Deputy Clerk

APPROVED OCTOBER 1, 2002

CHAIRPERSON