

SAN FERNANDO CITY COUNCIL

MINUTES

JUNE 21, 2004 – 6:00 P.M.

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE CITY COUNCIL. AUDIO CASSETTE TAPES OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE CITY CLERK'S OFFICE

CALL TO ORDER/ROLL CALL

Mayor Maribel De La Torre called the meeting to order at 6:12 p.m.

The following persons were recorded as present:

PRESENT:

Council: Mayor Maribel De La Torre, Mayor Pro Tem Julie Ruelas, Councilmembers Nury Martinez, Steven Veres, and José Hernández, Ph.D.

City Treasurer: Elvira Orozco

Staff: José E. Pulido, City Administrator; Michael Estrada, City Attorney; and, Elena G. Chávez, City Clerk

PLEDGE OF ALLEGIANCE

Mayor De La Torre led the pledge.

INVOCATION

Mayor De La Torre called for a moment of silence.

PRESENTATIONS

- A) COMMENDATION FOR SAN FERNANDO MIDDLE SCHOOL STUDENTS:
- ELIZABETH PADILLA
 - VERONICA SALMERON
 - LUIS ALMEJO

Mayor De La Torre and Chief Anthony Alba presented a certificate to Elizabeth Padilla (the other two students were not present).

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 2

B) PACOIMA WASH PROJECT - PRESENTATION BY STUDIO 606

A presentation was made by graduate students from Cal Poly Pomona. They were thanked by Councilmembers for all of their work and the wonderful job they did.

APPROVAL OF AGENDA

Motion by Mayor Pro Tem Ruelas, seconded by Councilmember Hernández, to approve the agenda with the following changes: that items regarding Shop in San Fernando Flyer, Use of Old Fire Station for Photo Exhibit, and Old Fire Station Proposal be listed as #8, #9, and #10 (as they appeared on the Agenda Forecast); that Councilmember Veres' item be listed as #11; and that Mayor De La Torre's item be listed as #12. The motion carried with the following vote:

AYES: Ruelas, Hernández, Martinez – 3

NOES: De La Torre, Veres - 2

PUBLIC STATEMENTS – WRITTEN/ORAL

Richard Arroyo, Historical Commissioner, asked that Council move forward with the process in designating the Old Fire Station building as a cultural arts and historical museum.

Joe Ruelas, 1161 Harding Ave., talked about the budget, said that reserves are meant for emergencies and should be maintained at an adequate level, and that Councilmembers should take into consideration public sentiment that government can do more for less.

Beverly DiTomaso, 718 N. Meyers St., stated that a couple years ago reserves were up \$11 million and now they are \$7 million. She said that the proposal by the Historical Commissioner was first in line and should be discussed before any other proposal.

Manny Godoy, Historical Commissioner, reported that the Commission is excited about moving forward with the Lopez Adobe Preservation Plan. He said that the City Council should hear both proposals regarding the Old Fire Station and weigh all factors before making a decision.

Ruben Rodriguez, Cultural Arts Commission Chair, reported the Commissions were given the task of developing a cultural arts center at the Old Fire Station and they are making a recommendation to designate that building as a such. He asked that the City Council respect the work done by the Cultural Arts and Historical Commissions.

Dr. Rosa Furumoto, 727 Gladstone Ave., said that the Parent Pioneers program provides wonderful services to the residents, it assists them in supporting their children's education and helps them engage in civic life.

Alma Carretero, read a letter on behalf of Parent Pioneer Juanita Campos, stated that the program is unique and provides parents tools for problem-solving.

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 3

Mary Quijada Baltierrez, former 28-year resident and currently employed at San Fernando Elementary, said that the Parent Pioneer program helps parents work with their children as well as provides opportunities for the entire community.

Sara Flores, 1241 Coronel St., reported that the Parent Pioneer program keeps the children entertained, helps family members move forward with their education and has personally opened numerous doors for her.

Carla Renaga stated that the Parent Pioneer program provides her with opportunities that she did not have as a child and hopes that the rest of the parents are given the same opportunity.

Maria Lopez said that the Parent Pioneers program is wonderful and is one that every community should have.

Sonia Mata, Parent Pioneer program volunteer, said that it has helped her daughter a great deal and it gives her personal satisfaction to be able to help other parents.

Xavier Flores said that Dr. Furumoto's program is magnificent but believes that someone is trying to divide the community. He questioned why we are proceeding in this manner and asked the City Council to be fair and open and to focus on the process.

Elvira Orozco, 417 Newton St., reported that she would like to hear what the Cultural Arts and the Historical Commissions are proposing and believes that the Old Fire Station would be a good place for a museum.

Brenda Esqueda, Huntington St., said she spoke with three Councilmembers regarding the parking problems in her neighborhood and is glad to see that this matter is on the agenda for discussion.

Dr. Warren Furumoto (regarding Parent Pioneer program) said that he was saddened to hear that some people think they're out to corner anyone. He said that they are honest and sincere about what they're trying to do and thanked the City Council for the opportunity to speak and is glad to hear from the participants.

Jenny Perez, 214 Orange Grove Ave., reported that there are on-going parking problems with the Northridge Mills employees and residents are not getting much help from the Police Department when they call.

Christine Provencio, 605 Hollister St., said that the Parent Pioneers program is very important in educating the parents before the children get to middle school and high school and helps avoid potential problems.

CONSENT CALENDAR

Councilmember Hernandez removed Item #1, and Mayor Pro Tem Ruelas pulled Items #1, #2, and #4 for further discussion. Motion by Mayor Pro Tem Ruelas, seconded by Councilmember Hernandez, to approve the remainder of the Consent Calendar items. The motion carried unanimously.

- 3) BIENNIAL REVIEW OF CONFLICT OF INTEREST CODE
- 5) SELECTION OF A NEW OCCUPATIONAL HEALTH CLINIC FOR WORK-RELATED MEDICAL EXAMINATIONS
- 6) APPROVAL OF THE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF SAN FERNANDO AND THE SAN FERNANDO POLICE OFFICERS' ASSOCIATION (SFPOA)

Items Removed for Further Discussion:

- 1) APPROVAL OF MINUTES OF JUNE 7, 2004

In response to Councilmember Hernández's questions (referring to page 3), Public Works Director Edwin Galvez began to explain why stipends to the Transportation & Safety Commissioners were late.

Atty. Estrada clarified that the item on the agenda (approval of the minutes) was whether the minutes reflect an accurate description of what occurred at the meeting.

Mayor Pro Tem Ruelas requested additional wording be added to page 4, fourth paragraph: **"...cited for weeds. Mayor Pro Tem Ruelas stated that this may have been the case with the property at 1420 Eighth St. She has not seen weeds on this property."**

Motion by Mayor Pro Tem Ruelas, seconded by Councilmember Hernández, to approve the minutes of June 7, 2004. The motion carried unanimously.

- 2) APPROVAL OF WARRANT REGISTER NO. 04-062

Staff responded to questions from Mayor Pro Tem Ruelas.

Finance Director Lorena Quijano reported that the payment to Golden Bell Products, Inc. for \$11,955 is an annual fee for 809 sewer manholes for cockroach spraying.

Community Development Director Paul Deibel reported that the \$396 payment to Rodger Cantrell (architect and planner) is to provide staff guidance for the new façade proposal at 1023

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 5

S.F. Road so that it is consistent with the commercial corridors specific plan (paid through the Community Development budget).

Mr. Galvez reported that the \$24,000 to Bernards Bros. was a progress payment for Construction Management Services for the San Fernando Pool Project and is based on the City Council awarded contract (January 5, 2004).

Motion by Mayor Pro Tem Ruelas, seconded by Councilmember Martinez to approve Warrant Register No. 04-062. The motion carried unanimously.

4) **TRANSFER AWARD FUNDS ALLOCATED UNDER JUVENILE ACCOUNTABILITY BLOCK GRANT (JABG) 2004 TO THE DISTRICT ATTORNEY'S OFFICE OF LOS ANGELES COUNTY**

In response to Mayor Pro Tem Ruelas' question, Chief Anthony Alba responded that the Letter of Intent was sent to the L.A. County District Attorney's Office; however, the transfer of funds cannot be completed without approval of the City Council

Motion by Mayor Pro Tem Ruelas, seconded by Councilmember Martinez, to authorize the City Administrator to execute a waiver transferring 2004 JABG funds (\$5,286) to the District Attorney's Office of Los Angeles County. The motion carried unanimously.

PUBLIC HEARING

Mayor De La Torre reconvened the Redevelopment Agency meeting in order to proceed with a joint Public Hearing.

7) **SAN FERNANDO SENIOR HOUSING DEVELOPMENT PROJECT**

Community Development Director Paul Deibel presented the staff report and Associate Planner Fred Ramirez provided a brief overview with a slide presentation.

Mayor Pro Tem Ruelas would like that the Conditions of Approval include the issue regarding moving the historic house and identifying the funding for that.

In response to questions by Mayor Pro Tem Ruelas regarding the Craftsman style at the Las Palmas sites, Associate Planner Fred Ramirez reported that when the project was initially developed, the idea was to look at design features indicative of properties in the immediate vicinity.

He reported that several notifications were given to the public regarding the Planning Commission meetings although he was uncertain whether notices were sent in both Spanish and English.

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 6

In response to concerns regarding relocating the residents, Atty. Estrada reported that the relocation consultant has been working on the plan and it would be presented in mid-July for approval.

Councilmember Hernández expressed concern regarding the façade and disappointment that meetings for this project were not conducted in the “barrio” and that sufficient notification for community input was not provided.

Sev Aszkenazy, developer, reported that this has been an open process and they have given a lot of consideration to the architecture. He said that the buildings in the surrounding area have certain elements and that’s why the Craftsman style was chosen to blend in with the surrounding streets.

He reported that they have done a lot in a short timeframe to capture funding sources and they are in cue for July 7, 2004, tax credit funding round which is critical and tonight’s approval is a part of the sequence of events that were discussed at previous meetings.

Mayor De La Torre declared the Public Hearing open and called for public testimony, either in favor or opposed.

Marisela Torres, 722 So. Brand Blvd., said that she can’t take back the decision she made as a Planning Commissioner, but as a resident, would like to see Spanish stucco style in this community.

Brenda Esqueda, Huntington St., likes the Craftsman style and said it would look nice in our city.

There being no further comments, Mayor De La Torre closed the public portion of the Hearing.

Councilmember Veres believes that the project will provide a high level quality of life at extremely affordable rates.

Motion by Mayor Pro Tem Ruelas to approve the Resolution approving: a) site plans for all three sub-sites located within Redevelopment Project Area No. 1 and Redevelopment Project Area No. 3; the specific plan; the zone map amendment; the general plan map amendment; the tentative parcel map for the Las Palmas II sub-site; and, the lot line adjustments for the Las Palmas I sub-site and the Park Avenue sub-site. Also, with conditions that the facades at the two Las Palmas sites be improved, that public input be provided at both parks (notices to be sent in Spanish and English), and that the funds be identified for moving the house at 1311 Pico St.

(At this time, there was no second to the motion.)

Atty. Estrada reported that the issue before the City Council was approval of entitlements. If the City Council/Redevelopment Agency deems that the house is worth moving, it could be agendized (staff is currently investigating).

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 7

Mr. Pulido reported that for two years staff has been open and receptive, and there had not been prior direction given to provide a community meeting. At this time, in order to meet the July 7, 2004, deadline and lose potential funding, staff will need direction to proceed with the Craftsman style. A community meeting could be held regarding the materials board later.

Mayor De La Torre stated that it is noted in the Conditions of Approval that the Redevelopment Agency and City Council will be intricately involved in this process.

In reply to Atty. Estrada's question, Mayor Pro Tem Ruelas agreed that if Condition No. 2 was modified to include her comment regarding public participation, it would address her concern.

Mr. Aszkenazy suggested that if the City Council desires to change the style, it would have to be done at this time because the next step, design development, is very expensive. He said that they are willing to move forward with the style and have a community meeting regarding materials (i.e., colors, shingle styles, stone type, alternative materials).

Councilmember Martinez said that although there are differences in opinion regarding style and architectural taste, she wants this to move forward in order to meet the tax credit deadline.

Clarification of the above motion was requested and Mayor Pro Tem Ruelas stated that identifying the funding for moving the house was not necessarily related to this particular item, but she would still like to include moving forward with a materials board meeting to allow for public input and that the notices go out in Spanish and English.

Mr. Deibel expressed concern about requiring a public meeting subsequent to the approval of the entitlements.

The above motion (and amendment) made by Mayor Pro Tem Ruelas, seconded by Mayor De La Torre, to approve the Resolution approving: a) site plans for all three sub-sites located within Redevelopment Project Area No. 1 and Redevelopment Project Area No. 3; the specific plan; the zone map amendment; the general plan map amendment; the tentative parcel map for the Las Palmas II sub-site; and, the lot line adjustments for the Las Palmas I sub-site and the Park Avenue sub-site, and move forward with a materials meeting to allow for public input and that the notices go out in Spanish and English. The motion carried unanimously.

Councilmember Hernández said that he is willing to support this project due to timing elements; however, he hopes that the developer will improve the façade.

CITY COUNCIL ITEMS

8) SHOP IN SAN FERNANDO FLYER

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 8

Mayor Pro Tem Ruelas said that she put together the flyer to hopefully encourage people to shop in the City and help generate more sales tax and suggested that it be included in the water bill.

Mayor De La Torre believes this is something that the business community needs to handle. She spoke with representatives of the Downtown Mall Association and Northeast San Fernando Valley Chamber of Commerce and they are interested in working on this with the City.

Councilmember Veres stated that this was a good idea but would like this taken to a higher level (the Chamber of Commerce could play a major role).

Motion by Mayor De La Torre, seconded by Councilmember Veres that Mayor Pro Tem Ruelas have discussions with the Downtown Mall Association and the Northeast San Fernando Valley Chamber of Commerce representatives to assist them in marketing themselves.

(No vote was taken at this time.)

Councilmember Martinez said that this showed effort on the part of Mayor Pro Tem Ruelas and doesn't understand why this would be a problem (she receives a variety of notices in her water bill). She asked Mayor Pro Tem Ruelas if she was opposed to working with the Northeast San Fernando Valley Chamber of Commerce and the Downtown Mall Association regarding the flyer.

Mayor Pro Tem Ruelas said she may approach businesses in the downtown area, but was not referring to agencies such as those mentioned the above, nor was she looking at this as a way to help them market themselves. This was an effort to encourage citizens to shop in San Fernando and a first (inexpensive) step toward moving in that direction.

In response to Mayor De La Torre's question, Ms. Quijano stated that the City is charged per insert in each water bill and she would need to be provided with an account number to charge this to.

Mayor De La Torre repeated her motion that Mayor Pro Tem Ruelas work with the Downtown Mall Association and the Northeast San Fernando Valley Chamber of Commerce, or any other businesses, to put the mailer together (so that it's underwritten by someone else besides the City), to help them market themselves. The motion was seconded by Councilmember Veres and carried with the following vote:

AYES: De La Torre, Veres, Martinez – 3
NOES: Ruelas – 1
ABSTAIN: Hernández - 1

9) USE OF OLD FIRE STATION FOR PHOTO EXHIBIT

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 9

Mayor Pro Tem Ruelas said that this project would involve oral history and interviews with individuals interned during WWII, a play performed by the San Fernando High School, and ultimately the photo exhibit to be housed at the Old Fire Station.

In response to Mayor De La Torre's question, Atty. Estrada said that any group or organization could seek a grant for funds and say that they hope to use City property, but obviously this would not take place without approval of the City Council.

Mayor De La Torre Maribel is concerned about the costs related to this (preparing the Old Fire Station, ADA compliance, etc.).

Mr. LaBrado stated that there are numerous repairs that would have to be addressed and he strongly encouraged use of the Las Palmas Center as an alternative location. There are a number groups and daily traffic that would enjoy the exhibit seven days a week.

Mayor Pro Tem Ruelas expressed concerns regarding security issues (including making certain that the photographs are not touched).

Mr. LaBrado said that the facility has an alarm and Park Rangers patrol during the evening. He stated that staff members are in the building Monday through Friday and weekends and suggested that the Friends of the Lopez Adobe assist them.

Motion by Mayor Pro Tem Ruelas, seconded by Councilmember Hernández, that the exhibit be placed at Las Palmas Park in the Arts and Crafts Room (possibly the lobby) with supervision provided by staff and the Friends of the Lopez Adobe. The motion carried unanimously.

10) OLD FIRE STATION PROPOSAL

Motion by Mayor Pro Tem Ruelas to approve the use of the Old Fire Station as a museum and cultural arts center and that a joint meeting with the Historical and Cultural Arts Commissions, and Council liaisons to those commissions. The motion was seconded by Councilmember Hernández.

(No vote was taken at this time.)

Councilmember Martinez stated that members of both commissions have been meeting for a year and a half and she met with her Commissioners and understands the issues and frustration in trying to put together this proposal. She is concerned about the process and wondered why the proposal from the Parent Pioneers can't go back to the Commission for consideration such as this proposal.

Councilmember Veres believed that the Ad Hoc Committee was assigned to look at all viable options including uses emphasizing community benefit for art, history and culture. He said he

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 10

recently become aware of the Parent Pioneer's situation and encouraged them to bring this forward because the City Council was about to make a decision regarding the building.

Mayor De La Torre stated that the Old Fire Station was an item discussed with Congressman Howard Berman and has always been a priority for the City Council. She is not ready to make a decision until the City Council reviews the other proposal on the agenda. She questioned why the motion was to include Council liaisons at the joint meeting, when the initial recommendation by the Commission was to include the entire City Council.

Councilmember Martinez asked to amend the motion to allow the Commission to try to develop some sort of structure within their parameters to work with Parent Pioneers in a joint-use within the Old Fire Station. Commissioner Rodriguez stated that they are open to incorporate that into the structure.

Mayor Pro Tem Ruelas accepted the amendment and restated her motion. That the City Council: 1) approve the use of the Old Fire Station as a museum and cultural arts center; 2) when the two Commissions meet in July, that the Council liaison to each Commission be present; and 3) the Commission consider ways of including the Parent Pioneers.

Councilmember Veres requesting an amendment to the motion to have a full Council attend the study session rather than just the liaison members. His amendment was not accepted.

The above motion was seconded by Councilmember Hernández, and carried with the following vote:

AYES: Ruelas, Hernández, Martinez – 3
NOES: De La Torre - 1
ABSTAIN: Veres - 1

**11) PROPOSAL FROM PARENT PIONEERS, SABOR DE NUESTRA TIERRA
BOOKSTORE AND INDIGENOUS PRESS TO USE OLD FIRE STATION**

Dr. Warren Furumoto said that they would be happy to meet with the Cultural Arts Commission and work together regarding the Old Fire Station. He stated that the book store takes up a lot of space but they would look at whatever options are available.

Councilmember Martinez apologized that they had to stay so late and thanked both Rosa and Warren Furumoto.

Motion by Councilmember Veres, seconded by Councilmember Hernández that staff assist the Parent Pioneers in the process of finding another location as soon as possible since they are running out of time at their current location. The motion carried unanimously.

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 11

12) **STAFF UPDATE REGARDING PARKING PROBLEMS ON ORANGE GROVE AND HUNTINGTON ST. (BETWEEN FIRST ST. AND FOURTH ST.)**

Mr. Galvez reported that staff has been working with the Transportation & Safety Commission (T&SC) regarding parking issues. He said that the T&SC will bring forth a full report to the City Council which will include: changing the parking permit rules to 24 hours (Monday through Friday); expanding the boundaries; decreasing allowable permits per household; and include a database program to track the permits.

Brenda Esqueda, Huntington St., said that one problem in particular is that properties owners are renting one bedroom or bachelor apartments to multiple families and some units have up to seven cars. She would not recommend providing four permits per household because they will be in the same situation.

Councilmember Martinez would like to see an aggressive approach regarding dealing with landlords using their parking garages for storage.

Mayor De La Torre expressed concern regarding fraudulent parking permits and suggested that staff talk to residents so they can provide valuable input and suggestions. She suggested that Northridge Mills pay to use the parking lot and they could to shuttle their employees to work.

Motion by Councilmember Veres, seconded Councilmember Martinez, that staff (Public Works, Community Development, and Police Department), along with the Transportation and Safety Commission, present a plan to the community (public meeting), regarding how these concerns could be addressed. The motion carried unanimously.

GENERAL COUNCIL COMMENTS

Councilmember Martinez is glad that the senior housing project is moving forward and is hopeful that staff, the Commission and the Parent Pioneer program can move forward also.

Councilmember Hernández reported that he received a letter from L.A. City Council President Alex Padilla requesting support for the L.A. County Board of Supervisors to place a measure that would create ½ cent sales tax for local law enforcement. By common consent, Councilmembers agreed to send a letter of support (to be signed by the Mayor) to the L.A. County Board of Supervisors.

Mayor Pro Tem Ruelas thanked the remaining audience members for being patient.

Councilmember Veres said that meetings don't need to proceed as this particular meeting did. He suggested maybe allowing time at the end of the meeting also for public comments and asked that those participating in the process to be open and approach things in a positive way.

SAN FERNANDO CITY COUNCIL

MINUTES – June 21, 2004

Page 12

Mayor De La Torre: 1) said that she placed the agenda items in a certain order and asked that Councilmembers pay respect to her decisions; 2) heard that the Criterion was a wonderful event and Recreation & Community Services did a great job; 3) reported that the Metropolitan Water District tour was a great educational experience; and 4) is concerned that another deadline has passed regarding the Cesar Chávez Memorial project and asked that this item be placed on the upcoming agenda (to include input from the City Attorney regarding possible contract violations).

STAFF COMMUNICATIONS

Mr. Pulido reminded City Council that the budget adoption meeting would be held next Monday, June 28, 2004.

Councilmember Veres reported that he would be out of town on that day and hopes there will not be any major changes. If there are, he would like the opportunity to have input.

Councilmember Hernández asked about the status of part-time employees' salaries and Ms. Quijano reported that would be addressed during mid-year budget review (i.e., January 2005).

ADJOURNMENT (10:48 P.M.)

Motion by Councilmember Martinez, seconded by Mayor De La Torre, to adjourn. The motion carried unanimously.