

SAN FERNANDO CITY COUNCIL

MINUTES

MARCH 15, 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 José Hernández, Ph.D., called the meeting to order at 6:44 p.m.

The following persons were recorded as present:

PRESENT:

Council:	Mayor José Hernández, Ph.D., Mayor Pro Tem De La Torre, Councilmembers Nury Martinez, Steven Veres, and Julie Ruelas
City Treasurer:	Elvira Orozco
Staff:	José E. Pulido, City Administrator; Michael Estrada, City Attorney; and, Elena G. Chávez, City Clerk

PLEDGE OF ALLEGIANCE

Mayor Pro Tem De La Torre led the pledge.

INVOCATION

Mayor Hernández called for a moment of silent prayer.

PRESENTATIONS

- A) **SOCCER PLAYERS & COACHES RECOGNITION**
Mayor Pro Tem De La Torre presented the certificates to the players and coaches.
- B) **CESAR E. CHÁVEZ – PRESENTATION OF AWARD**
Mayor Hernández was presented the award and was also given a plaque by the Cesar Chávez Commemorative Committee.

APPROVAL OF AGENDA

Motion by Councilmember Ruelas, seconded by Mayor Pro Tem De La Torre, to approve the agenda. The motion carried unanimously.

PUBLIC STATEMENTS – WRITTEN/ORAL

Ray Groff, 327 N. Alexander St., said that he has witnessed people throwing glass bottles out of their moving vehicles and has seen numerous broken bottles in the streets. He hopes that something can be done about this.

Robert De Otero, 1033 Woodworth St., talked about parking problems in his neighborhood and that people use their streets as a “park and ride” area leaving no where for residents to park. He said neighbors are willing to pay a fee for a residential parking permit system.

Mr. Pulido reported that he has received similar complaints regarding other locations within the City and believes this issue needs to be revisited.

CONSENT CALENDAR

Mayor Hernández pulled Item #1 and Councilmember Ruelas pulled Items #3 and #4 for further discussion. Motion by Councilmember Ruelas, seconded by Mayor Hernández, to approve Consent Calendar Item #2. The motion carried unanimously.

- 2) APPROVAL OF WARRANT REGISTER NO. 04-032

Items Removed for Further Discussion:

- 1) APPROVAL OF MINUTES OF MARCH 1, 2004

Mayor Hernández stated that the meeting adjourned in memory of Frank Del Olmo (correct spelling). The City Clerk will correct the minutes.

Motion by Mayor Hernández, seconded by Mayor Pro Tem De La Torre to approve the minutes of March 1, 2004, with correction. The motion carried unanimously.

- 3) FY 2004-2005 LANDSCAPING & LIGHTING ASSESSMENT DISTRICT,
RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE ENGINEER’S
REPORT

In response to Councilmember Ruelas’ questions, Public Works Director Edwin Galvez said that the Engineer’s Report will be less than \$6,000. He stated that a standard lumen is used for residential areas and some lights may be dimmer because the bulb is not properly working or the

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glass may need to be cleaned. He said that although we do not have a program to inspect every light, staff would be happy to check out reported locations.

Mr. Pulido said that staff would contact Edison's regional representative, Glen Becerra, and express those concerns to him.

Motion by Councilmember Ruelas, seconded by Councilmember Martinez, to adopt the Resolution. The motion carried unanimously.

4) **RESOLUTION AUTHORIZING ACCESS TO STATE SALES TAX DATA**

In response to Councilmember Ruelas' concern, Finance Director Lorena Quijano explained that this Resolution was updated from the previous one, but there would not be a problem adding the City Treasurer on the list of those representing the City.

Motion by Councilmember Ruelas, seconded by Mayor Hernández, to approved with the addition of the City Treasurer to list. The motion carried unanimously.

PUBLIC HEARING

5) **DISPOSITION AND DEVELOPMENT AGREEMENT – ASZKENAZY
DEVELOPMENT/SENIOR HOUSING PROJECT**

During the Redevelopment Agency meeting, Chair Hernández convened the City Council meeting in order to proceed with a joint Public Hearing.

Mr. Pulido presented the staff report.

Atty. Estrada reported that changes were made to Section 4 of the Resolution (due to technical difficulties with the consultant) and the new language provides clarification. He stated that the numbers on the agenda report regarding Sources Summary – Permanent and Through Construction are accurate and do not need to be updated in the DDA that was included in the agenda.

In response to Councilmembers concerns, Atty. Estrada reported that staff met all legal requirements in notifying residents in the area and the relocation consultant met with those that will have to be relocated regarding the process, their benefits and rights.

Mayor Hernández opened the Public Hearing.

Sev Aszkenazy, Developer, stated that he would be happy to answer any questions.

Beverly Di Tomaso, 718 N. Meyer St., believes that there should be another Public Hearing since last-minute changes were made.

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Atty. Estrada explained that the agenda report was accurate and the wording that was changed on the Resolution would unlikely have any impact on her comments.

Mrs. Di Tomaso explained her understanding that the Agency will enter into a Ground Lease with the developer for 55 years with an annual lease of \$10 for all sites. At the end of 55 years, the developer has option to renew for 44 years or sell the property.

Ted Handel, Counsel for Aszkenazy Development, Inc., stated that he spoke with Atty. Estrada regarding changing the Ground Lease from 55 years (plus a 44 year renewal) to 57 years (plus 42 year renewal). He explained that the reason is that they will require a period of time for construction of the project before entering into an agreement.

Atty. Estrada explained that the change was reasonable (still 99 years total) and it is necessary because of the requirements of the funding source (bond allocation and related tax credits).

There being no further comments, Mayor Hernández closed the Public Hearing.

Mayor Hernández suggested that Mr. Pulido have a meeting with the residents in order to provide them with any information they need and assure them that their interests are of concern.

Councilmember Veres said he is very supportive and believes that this will be a tremendous benefit to our senior citizens.

Mayor Pro Tem De La Torre said that affordable housing is a very tough project to put together and state laws must be followed. She said this will eventually offer a better quality of life for the seniors in our community.

Councilmember Ruelas explained that she still has relocation concerns regarding the Flores family and other families being relocated. She asked if \$300,000 was enough relocation money.

Mr. Pulido said that the Community Development Commission (CDC) required that a relocation consultant be hired to provide the estimates and this figure is based on the information they have and is approved by the CDC.

Councilmember Martinez believes this was something long overdue in this community and that the Agency/Council did the very best in coming up with a balance between bringing in a good project and making sure that the City is holding on to its fair share. She asked that those to be relocated are taken care of and not negatively impacted.

Mayor Hernández said that this project is a very good example of a great working relationship between a private enterprise and the City.

Motion by Mayor Pro Tem De La Torre, seconded by Mayor Hernández, to adopt a joint Resolution of the City Council of the City of San Fernando and the Redevelopment Agency of

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the City of San Fernando making certain findings, adopting a mitigated negative declaration, approving a Disposition and Development Agreement between the San Fernando Redevelopment Agency and Aszkenazy Development, Inc., authorizing the sale of a portion of City-owned property to the Agency, and authorizing the lease of certain Agency-owned real property to the Developer. Also, change Ground Lease to 57 years, with option to extend to 42 years. The motion carried unanimously.

CITY COUNCIL ITEMS

6) “CALIFORNIANS TO PROTECT LOCAL TAXPAYERS AND PUBLIC SAFETY”
BALLOT MEASURE

Mayor Pro Tem Maribel De La Torre explained that this ballot measure will protect cities' monies and that numerous entities are also in support.

In response to Councilmember Ruelas concern, Councilmember Veres stated that if voters approve this in November, it would be on the first regularly scheduled election that the municipality will have (no special election would be required).

Motion by Mayor Pro Tem De La Torre, seconded by Mayor Hernandez, to support the Californians to Protect Local Taxpayers and Public Safety Ballot Measure. The motion carried unanimously.

GENERAL COUNCIL COMMENTS

Councilmember Martinez: 1) congratulated Mayor Hernández on receiving the Cesar E. Chávez Award; 2) said that the first Youth Council meeting was very rewarding and thanked Recreation Supervisor Helen Collins; and 3) asked that Mr. Pulido keep Councilmembers updated regarding the senior housing project and residents being relocated.

Mr. Pulido reported that he met with them before the Council meeting, will meet again with them on Saturday morning and will provide Council with an update.

Councilmember Ruelas: 1) extended congratulations to Mayor Hernández; 2) commended Recreation staff for their work in planning the first Youth Council meeting; 3) asked that, in order for residents to know they have called the correct graffiti hotline number, staff identify themselves and answer “Graffiti Hotline”; and 4) reminded Councilmembers to invite people to join and apply for the Children, Youth and Families Advisory Committee.

Mayor Pro Tem De La Torre: 1) reported that the fields at Pioneer Park look fantastic and thanked Director Dan LaBrado for encouraging the League to take care of the fields; 2) reminded everyone of the upcoming Cesar Chávez March; and 3) congratulated Mayor Hernández.

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Councilmember Veres: 1) also congratulated Mayor Hernández; 2) encouraged students in the audience to talk to Councilmembers after the meeting; and 3) said he was disappointed that the new Service Guide brochure did not have a union label and hopes that materials released in the future do.

Mayor Hernández: 1) said it was a very special moment for him and happy that Councilmembers and staff joined him to celebrate; 2) requested that the meeting adjourn in memory of Ruth Ybarra (mother of Tom Ybarra with Crown Disposal, Inc.); and 3) asked Councilmembers for consensus in presenting a plaque to former Mayor and Councilmember Jess Margarito (he did not receive one when he left office).

Councilmembers gave consensus.

STAFF COMMUNICATIONS

None.

ADJOURNMENT (7:55 P.M.)

Motion by Mayor Hernandez, seconded by Councilmember Ruelas, to adjourn the meeting in memory of Ruth Ybarra. The motion carried unanimously.