

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

May 3, 2011

CALL TO ORDER: Chairperson Rodriguez called the Regular Meeting of the La Palma Community Development Commission to order at 7:17 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California, with all members present.

PLEDGE OF ALLEGIANCE: Commission Member Waldman

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 & Community Services Director  
Douglas Dumhart, Community Development Director  
Jeff Moneda, Public Works Director/City Engineer  
Keith Neves, Finance Director  
Eric Nuñez, Police Chief  
Laurie Murray, Administrative Services Manager/City Clerk  
Kimberly Kenney, Minutes Clerk

CONSENT CALENDAR

A. Approval of Register of Demands

Resolution No. CDC 2011-12 approving the Register of Demands for May 3, 2011.

C. Authorization and Payment of the Supplemental Educational Revenue Augmentation Fund (SERAF) Obligation for Fiscal Year 2010-11

Make the \$205,726 payment required by California Health and Safety Code Section 33681.12 for Fiscal Year 2010-11

Commission Member Waldman made a motion to approve Consent Calendar Items A and C.

The motion was seconded by Vice Chairperson Charoen and carried on the following vote:

AYES: Vice Chairperson Charoen, Commission Member Hwangbo, Chairperson Rodriguez, Commission Member Shanahan, and Commission Member Waldman

NOES: None

ITEMS PULLED FROM CONSENT CALENDAR

B. Cash and Investment Report as of March 31, 2011

Commission Member Hwangbo requested to have this item pulled to ask for clarification on the investment returns.

Executive Director Lazzaretto responded that the City invests mostly in the State's Local Agency Investment Fund that traditionally offers conservative but steady growth. He added that the City has not invested beyond that due to risks in the current market, but that Finance Director Neves will be looking into other investment opportunities. He closed by reporting that Staff will return to the City Council with a detailed report on other investment strategies.

Receive and file the Cash and Investment Report as of March 31, 2011.

Commission Member Hwangbo made a motion to Receive and file the Cash and Investment Report as of March 31, 2011.

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

None Scheduled.

### CONVENE THE CITY COUNCIL FOR A JOINT MEETING WITH THE COMMUNITY DEVELOPMENT COMMISSION AT 7:22 P.M.

### REGULAR ITEMS

D. Approval of Funding for the Walker Street Rehabilitation Project Based on Blight Elimination Findings

Community Development Director Dumhart gave the Staff Report.

Discussion ensued regarding clarification that this procedure is being proposed to allow the pavement rehabilitation project to be partially paid for with Community Development Commission funds and that findings of blight allow the City to invest directly back into the community.

- a) City Council: Adopt Resolution No. 2011-16 approving the Walker Street Rehabilitation Project based on blight elimination findings; and
- b) Community Development Commission: Adopt Resolution No. CDC 2011-13 approving funding the Walker Street Rehabilitation Project based on blight elimination findings.

Council/Commission Member Hwangbo made a motion that the City Council adopt Resolution No. 2011-16 approving the Walker Street Rehabilitation Project based on blight elimination findings and that the Community Development Commission adopt Resolution No. CDC 2011-13 approving funding the Walker Street Rehabilitation Project based on blight elimination findings.

The motion was seconded by Council/Commission Member Shanahan and carried on the following vote:

AYES: Mayor Pro Tem/Vice Chairperson Charoen,  
Council/Commission Member Hwangbo,  
Mayor/Chairperson Rodriguez, Council/Commission  
Member Shanahan, and Council/Commission  
Member Waldman

NOES: None

E. Study Session: Proposed Fiscal Year 2011-12 General Fund Budget

City Manager/Executive Director Lazzaretto gave the Staff Report.

Public Comment:

Robert Carruth, 7201 Monterey Lane, addressed the City Council regarding the vacant Captain and Recreation Superintendent positions; prior labor negotiations; and commercial improvements in the City.

Gerard Goedhart, 4922 Berton Circle, addressed the City Council regarding personnel expenses.

Jeff McCombs, 7212 Monterey Lane, addressed the City Council regarding the Community Development Department.

Council/Commission Comments and Questions:

Discussion ensued that the Community Development Department (CDD) deals strongly with business retention, state mandated programs, and affordable housing; that the CDD processes approximately 700 plan checks, 400 building permits, 1,300 inspections, and about 300 code enforcement cases per year; that the CDD has not pursued any grants in the past year because of the conditions attached to the grants that are not in agreement with the City's goals and policies; that the CDD has acquired some residential properties to pursue affordable housing; that the City's arrangement with Unisource was to add another division to their current business; that the Unisource arrangement was to keep their business in La Palma in exchange for sales tax credits on a loan; that City Staff is proactive in pursuing a good option for the Ralph's center; that the slight increase of the proposed CDD budget is due to a \$90,000 General Plan update that is State mandated; that the presentation is an overview of the Budget in a preliminary format; and that City Staff, the Community Development Commission, and the City Council will be working on the budget until the end of the fiscal year when the new budget is adopted.

By consensus, the City Council/Community Development Commission agreed to receive and file the Proposed Fiscal Year 2011-12 General Fund Budget report.

ADJOURNMENT

Chairperson Rodriguez adjourned the Regular Meeting of the La Palma Community Development Commission at 8:05 p.m.

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Ralph D. Rodriguez  
Chairperson

Attest:

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Laurie A. Murray, CMC  
Secretary