

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

October 5, 2010

CALL TO ORDER: Chairperson Shanahan called the Regular Meeting of the La Palma Community Development Commission to order at 7:11 p.m. in the Council Chambers of La Palma City Hall, 7822 Walker Street, La Palma, California.

PLEDGE OF ALLEGIANCE: Commission Member Waldman

INVOCATION: Vice Chairperson Rodriguez

ROLL CALL: Commission Members

Commission Members present: Commission Member Charoen, Commission Member Herman, Vice Chairperson Rodriguez, Chairperson Shanahan, and Commission Member Waldman

Commission Members absent: None

City Officials present: Dominic Lazzaretto, Executive Director
Joel Kuperberg, City Attorney
Douglas Dumhart, Community Development Director
Ed Ethell, Chief of Police
Jan Hobson, Recreation & Community Services Director
Jeff Moneda, Public Works Director/City Engineer
Keith Neves, Finance Director
Laurie Murray, Administrative Services Manager/City Clerk
Kimberly Kenney, Minutes Clerk

CONSENT CALENDAR

A. Approval of Community Development Commission Minutes

Minutes of the September 7, 2010, and September 21, 2010, Regular Meetings of the La Palma Community Development Commission.

B. Approval of Register of Demands

Resolution No. CDC 2010-22 approving the Register of Demands for October 5, 2010.

Commission Member Charoen made a motion to approve Consent Calendar Item A and B.

The motion was seconded by Commission Member Herman and carried on the following vote:

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

NOES: None

ITEMS PULLED FROM CONSENT CALENDAR

C. Consideration of Fats, Oils, and Grease (FOG) Mitigation Incentive Program for Food Service Establishments

Executive Director Lazzaretto asked to have the Agenda Item pulled as it was a Regular Item that was mistakenly put on the Consent Calendar.

- a) Community Development Director Dumhart gave the Staff Report
- b) Public Input

Gerard Goedhardt, 4922 Berton Circle, addressed the City Council to state that the item wasn't noticed properly due to an inadequate description on the Agenda and to express his opposition to the proposed FOG Mitigation Incentive Program.

Chairperson Shanahan asked for clarification regarding the alleged lack of notice.

Executive Director Lazzaretto responded that the item was noticed in the City's typical manner and that a complete staff report was published on the City's website, was available at the public counter

at City Hall, and at the Library. He also stated that the City Council/Community Development Commission could change the Agenda process if they desired but that it would take additional staff resources.

City Attorney Kuperberg stated that the Community Development Commission has the discretion to add more detail, however, the Agenda listing for this item meets the requirements set by state law.

c) Community Development Commission Comments and Questions

Discussion ensued regarding the \$120,000 budget for the proposal; becoming partners with local businesses; spending the funds in other ways such as marketing materials; the high cost of grease interceptors; that the City could incur fines if businesses fail to comply and the City does not enforce its FOG Ordinance; that a prior incident caused spillage into the Coyote Creek Channel and ultimately caused a beach closure; the proposal targets establishments in the Redevelopment Project Area; decreasing the grant proposal; that FOG mitigation is a State mandate; partnering with businesses; providing loans rather than grants; that marketing materials aren't as tangible as the actual grease interceptors and are hard to measure; that having a grease interceptor already installed is an incentive for new food establishments seeking to locate in La Palma; that acceptance of a grant in excess of \$1,000 would require prevailing wages for the project; that offering to pay 50% of the cost does not guarantee that businesses will comply; the citation process for non-compliant businesses; if Federal Small Business Administration Loans could be used for the program; that the Five Year Implementation Plan would be publicly noticed; the requirement that interceptors be installed prior to receiving grants; that the Federal Clean Water Act imposes the need to have FOG interceptors; that if unauthorized discharge goes into the water, it would maximize La Palma's exposure; that the proposal potentially saves the City money because it avoids repairs to the City's sewer lines; that the current food establishments contribute sales tax to the City; the variety of interceptors available and the cost ranges; that compliance was required by 2007; the belief that most businesses will not comply until they are forced to; the possibility of having a loan program; that citing non-compliant businesses and forcing the business owners to install grease interceptors could cause some business failures.

d) Adopt a Resolution approving a Fats, Oils, Grease (FOG) Mitigation Incentive Program

Vice Chairperson Rodriguez made a motion to adopt Resolution CDC 2010-23 approving a Fats, Oils, Grease (FOG) Mitigation Incentive Program as presented. The motion was seconded by Commission Member Waldman.

Further discussion ensued regarding which restaurants currently have grease interceptors; surveying businesses to ascertain interest in the program; success of loan programs versus success of grant programs; that loan programs utilize staff time and resources; that many of the non-compliant businesses are tenants and can not use the property as collateral; and pursuing other alternatives.

The motion failed on the following vote:

AYES: Vice Chairperson Rodriguez, Commission Member Waldman

NOES: Commission Member Charoen, Commission Member Herman, and Chairperson Shanahan

Staff noted that the City would move forward with sending FOG renewal notices; enforce as necessary; and would bring back additional information to the Community Development Commission if appropriate.

PUBLIC HEARINGS

None Scheduled.

REGULAR ITEMS

None Scheduled.

ADJOURNMENT

Chairperson Shanahan adjourned the Regular Meeting of the La Palma Community Development Commission at 8:01p.m.

Steve Shanahan, Chairperson

Attest:

Laurie A. Murray, Secretary