

City Lights Citizen SRO Advisory Committee Meeting Minutes February 1, 2007

Meeting Called to Order:	Meeting called to order at 4:10 P.M.
Members Present:	William McGarvey III, Paul Andresen, Glenna Axe, Carolyn Johnson
Members Absent:	Sunbie Harrell
Staff Present:	Linda R. Morad, Housing Programs Supervisor Steve Alvarado, HCD Inspector Kim Husereau, Clerical Assistant III
Project Management:	Donna Hayden, Regional Manager, Solari Enterprises, Inc. Rocky Mustafa, Community Administrator, Solari Enterprises, Inc.

A. Roll Call

Chairman McGarvey called the meeting to order, conducted a brief roll call and confirmed that a quorum was present. Chairman McGarvey welcomed members of the public and reviewed protocol regarding the Public Comment portion of the meeting.

B. Approval of Minutes

A MOTION was made by Member Axe to APPROVE the Minutes of December 7, 2006 as written. The MOTION was SECONDED by Member Johnson, and CARRIED unanimously by the Members present.

C. Discussion of Work Program/Activities

1. Report on Quarterly Inspections / City Staff Report

HCD Inspector Steve Alvarado reported that several items continue to be outstanding from the inspections he conducted in April and November 9, 2006. He stated that the priority issues at this time include the status of the security camera systems, overhead parking gate replacement and the replacement of worn and torn carpeting in common areas and hallways. Mr. Alvarado emphasized his expectation that the overall condition of the facility needs to be brought to First Class condition and maintained at that level. Specifically, regular cleaning of flooring, wall surfaces and doors in all hallways and common areas including elevators.

** (4:15 PM) Paul Andresen, SRO Committee Member, joined the meeting at this time.**

Ms. Morad interjected that drawings have been submitted to the City's Planning Department regarding a re-design of the overhead parking gate. These drawings are being reviewed to insure that proper clearance is allowed and the appearance of the gate is appropriate to the building. Specifications for the gate itself have not yet been finalized.

Mr. Alvarado continued, remarking that he had observed several vehicles in the underground parking garage and the outside parking area that appear to be inoperable and utilized for storage. He stated that the broken heater units have been repaired, however, he has not yet been called to inspect approximately six units for final drywall repair and paint related to the heater/AC replacements.

Chairman McGarvey inquired of Ms. Hayden the status of the carpet that needs to be replaced in common areas. Ms. Hayden responded that the building owners have recently toured the building and authorized Solari Enterprises, Inc. (Solari) to obtain bids to replace the carpeting in the first floor entrance and library area. This bid does not include hallways. She related that the owners are concerned with managing the capital expenditure involved in replacing the gate and thereby wish to replace the carpeting in phases throughout the building. Ms. Hayden stated that the bid will be for carpeting of the same quality as is currently in place.

Chairman McGarvey asked for clarification regarding the plan to reduce the size of the overhead parking gate. Ms. Morad re-capped that the current gate is extremely large (24 feet wide) and heavy, which causes the motor to burn out. The proposed new design features a 20 foot gate with a separate "man door" entrance.

Chairman McGarvey then asked Ms. Hayden to provide the carpeting bid information and an approximate installation date to the Committee at the next meeting. He then inquired further about the status of the security camera system. Ms. Hayden stated that the building owner has indicated that they will be replacing the current system with a digital system. Meanwhile, the existing camera system is operating, but there is no mechanism for recording at this time.

Mr. George Fitzgerald, SRO resident, interjected his concern that there is no existing video surveillance of specific hallways in the building, leaving these areas vulnerable. He stated that the residents would be best served with a building-wide video surveillance system, featuring cameras that can pan various angles, which would be capable of recording 24 hours a day. He added that when crimes occurred, local law enforcement would benefit from the availability of a video tape.

Chairman McGarvey asked Mr. Mustafa about the current status of inoperable cars in the parking areas and was assured that the problem had been remedied since the date of Mr. Alvarado's last inspection.

In summary remarks Mr. Alvarado explained that he conducts an on site inspection every six months. Historically, most corrections have been addressed within a 30-day period and confirmed during a re-inspection. However, several corrections remain pending from both the April and November, 2006 inspections. He expressed concern over the length of time it has taken to address some corrections and for the potential overlap to his next semi-annual inspection in April, 2007. Ms. Morad added that if the problem persists the City may bill for the Inspector's additional hours.

Chairman McGarvey then asked the Committee Members for their feedback from their January on-site inspection. Ms. Morad noted that the second floor was not inspected because the date had to be postponed and would have overlapped with Mr. Alvarado's re-inspection date. Rather than inconvenience the second floor residents twice in one week, it was determined that these units will be held over for inspection until April when Mr. Alvarado returns for his semi-annual building inspection.

Member Axe stated that she inspected the third floor and observed improvement in the overall condition. However, some individual units did not meet acceptable standards of cleanliness. Member Johnson expressed her observation that many people are challenged to organize a large amount of possessions within the limited space available in their unit. Chairman McGarvey affirmed the overall condition of the first floor was improved, particularly in the common areas. Ms. Morad addressed Ms. Hayden and emphasized the need for access to all units during inspections. She pointed out that the Committee inspections had been limited by the lack of access to several units on each floor. Ms. Hayden responded that a more efficient system for maintaining back-up keys was being implemented.

SRO resident, Ms. Susie Wright wondered if Management held a master key to the units. Ms. Hayden stated that there is not a master key. Each unit has a unique key, but management does retain a back-up copy.

Chairman McGarvey asked if there is now a security guard on site. Mr. Mustafa answered that a security guard is present daily from 10:00 PM to 6:00 AM.

2. Emergency Responses

Ms. Morad reviewed the statistics displayed on the monthly activity chart, noting that Police response had increased to 21 calls for service during the month of December, and then fell to 12 calls during the month of January.

Ms. Wright asked if the “black phones” route calls directly to a Police Department Dispatcher. Following discussion among the Committee, Solari staff and various audience members it was clarified that there are black telephones, mounted in the hallways throughout the SRO building. These phones provide a link to an answering service that can contact on-call maintenance staff after hours. This facilitates access for individuals that do not have a telephone in their own room. It was unclear whether the answering service would link a caller to outside emergency services. Ms. Morad asked Ms. Hayden to review the contractual agreement pertaining to the answering service and determine if callers can be linked to emergency services. An update from Ms. Hayden will be expected at the next Committee meeting.

D. Next Meeting

There will be no deviation from the established meeting calendar. The next Committee Meeting will be held on Thursday, April 5, 2007. Ms. Morad advised the Committee that Ms. Sylvia Chavez will attend the April 5th meeting in her behalf.

E. Public Comments

Several Fullerton City Lights SRO residents shared their personal observations regarding the manner in which Solari staff has been addressing daily issues as they arise in the building. Both supportive and dissenting opinions were offered.

Mr. Fitzgerald inquired about expired elevator permits. Ms. Hayden stated the California State regulatory agency with responsibility to test and permit elevators had scheduled their inspection for March, 2007. Ms. Hayden added that their office had advised her that the delay was due to a three month backlog in scheduling their inspectors. Mr. Fitzgerald then related a concern that he had not received appropriate notice prior to a recent water shut-off. Ms. Hayden responded that a broken faucet had required emergency repair and there was no opportunity to provide advanced notice. Mr. Fitzgerald then requested that non-emergent maintenance and repairs be managed so that residents receive at least 24 hour notice of water shut-off. Lastly, Mr. Fitzgerald stated that re-certifications are due on or about December 1 annually, but this year the recertification notices were posted on resident doors on Christmas Day. He felt it was unduly late notification as well as an inappropriate date for the posting to occur. Ms. Hayden expressed apologies for the timing and explained that the County had issued a late request and the posting was necessary because limited time for compliance was available due to the holiday season.

Mr. Ryan Wolfe identified himself as a resident and former Maintenance employee at the SRO. He stated that many residents come to him for advice on their individual situations. He expressed frustration that some issues are not being handled in a manner consistent with prior practices. He felt that the water had been shut off too frequently to address minor issues and suggested that better management of work orders would help to prevent this type of inconvenience to the residents.

Ms. Lynne Polosi expressed her dissatisfaction with the management practices of Solari staff. She offered comments pertaining to on-going legal matters. Ms. Hayden objected to the comments as out of context for the purposes of the Committee meeting. Mr. Mustafa volunteered additional comments disputing Ms. Polosi's statements. Chairman McGarvey advised all parties that the matter was beyond the jurisdiction of the Committee. Ms. Polosi closed by requesting that the Committee address a need for increased security in the building, specifically video surveillance.

Ms. Tracy Owen, a non-resident, shared personal opinion and observations regarding management practices. Chairman McGarvey instructed Ms. Owen that her concerns should be put in writing and addressed to the attention of Solari. Ms. Morad suggested to Ms. Owen that her concerns may also be addressed through the Fair Housing Council of Orange County.

Meeting Adjourned:

With no further business, Member Johnson MOVED that the meeting be adjourned, Member Axe SECONDED the MOTION. Chairman McGarvey adjourned the meeting at 5:35 PM.
