



CITY OF FULLERTON
CITY LIGHTS CITIZEN SRO ADVISORY COMMITTEE
MEETING MINUTES
AUGUST 5, 2010, 4:00 P.M.
Redevelopment Conference Room
303 West Commonwealth Avenue
Fullerton, California

4:05 p.m.

CALL TO ORDER Chairman McGarvey called the meeting to order at 4:05 p.m.

All present

ROLL CALL

Present: Chairman McGarvey; Vice Chairman Andresen, Members Axe, and Berggren

Absent: None

Staff Present: Linda R. Morad , Housing Programs Supervisor; Steve Alvarado, HCR Inspector; Kim Radding, HCR Clerical Assistant

MINUTES – JUNE 3, 2010

Approved

It was moved by Vice Chairman Andresen, seconded by Berggren to approve the June 3, 2010 City Lights Citizen SRO Advisory Committee Minutes.

Motion carried 4-0.

DISCUSSION OF WORK PROGRAM/ACTIVITIES

Presented

1. City Staff Report: Update regarding the status of items pending correction from prior site inspections.

Reinstated periodic Committee site inspections

2. Frequency of Site Inspections: Discussion regarding the need to increase the frequency of site inspections and include the participation of the CDCC members.

It was moved by Vice Chairman Andresen, seconded by Axe, that Committee members will accompany HCR

Inspector Alvarado during the upcoming semi-annual site inspection October 4-7, 2010. Committee members will resume a schedule of periodic site inspections, commencing in January, 2011.
Motion carried 4-0

Presented

3. Elevator: Recent issues with daily operation.

Received and filed

4. Emergency Responses: Review of the calls for service at 224 E. Commonwealth Avenue responded to during the months of June and July, 2010 by Fullerton Police and Fire departments.

Presented

5. Tenant Complaints and Site Security: Discussion of recent resident concerns and potential remedies.

PROPERTY MANAGEMENT UPDATE

Presented

1. Update provided by Barker Management, Inc. regarding the status of items pending correction from prior site inspections.

Discussion of the draft lease was continued to the October 7, 2010 City Lights Citizen SRO Advisory Committee meeting at 4:00 p.m.

2. Discussion of the draft lease proposed for implementation.

ADI REPRESENTATIVE

Continued to date uncertain

1. Appointment of a Developer Representative to the Committee

Salim Akhtar, ADI, Inc. requested that staff determine an alternative means of selection to the fill open Committee position. The Developer does not have an appointment.

PUBLIC COMMENTS

Susan G. Wright voiced concern about numerous building security issues, including a visitor sign-in procedure that is not being enforced and thereby exposes the building and its residents to non-residents with malicious intent.

Richard Dwyer submitted that providing an on-site security guard would resolve a majority of resident concerns. He also complained about tenants that he felt should be referred to facilities that may be more suitable for the needs of persons with mental health issues.

Delvin Munshower noted several concerns regarding building cleanliness and security; advising the Committee that homeless persons often enter the building and sleep overnight in the common areas located in the lobby and on the fourth floor.

Mildred Zeleznick provided examples of several building security incidents and expressed dissatisfaction that pets are allowed to live on the premises.

Richard Kohlenberger offered appreciation for repairs that had been made in his unit and noted items that still need correction. He suggested that the City may have access to building blue prints that would provide specifics about the water-shut off plan for each floor that could limit the frequency of incidents that require water service to be shut off to multiple tenant units in order to make minor repairs in a single unit.

Joseph Stawasz requested assistance to restore his air conditioning to working order. His work order to replace the unit has been pending for approximately five weeks.

Larry Larragoity restated problems with building security including noise and loitering. His vehicle was recently vandalized while parked on site and he requested that additional security cameras be installed to the parking garage.


FUTURE MEETINGS

Presented

1. New format for Minutes: Per City Council direction minutes will now be submitted in action minute format.

5:10 p.m.

ADJOURNMENT – Chairman McGarvey adjourned the meeting at 5:10 p.m. The next City Lights Citizen SRO Advisory Committee meeting will be held on October 7, 2010, at 4:00 p.m., in the Redevelopment Conference Room, 303 West Commonwealth Avenue, Fullerton, California.



Kim Radding, Clerk to the City Lights Citizen SRO
Advisory Committee