

MINUTES - SPECIAL MEETING

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION (NICC)

Community Meeting Center, Council Chamber  
11300 Stanford Avenue

Monday, May 6, 2019

OATH OF OFFICE ADMINISTERED TO THE NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSIONERS BY THE CITY CLERK

CALL TO ORDER: 6:30 P.M.

ROLL CALL:

COMMISSIONER BLACKMUN  
COMMISSIONER CRAWFORD  
COMMISSIONER FLANDERS  
COMMISSIONER HANSEN  
COMMISSIONER NEWBOLD  
COMMISSIONER PHAM  
COMMISSIONER SWAIM

Absent: Crawford.

ALSO PRESENT: Allison Wilson, Neighborhood Improvement Manager; Nate Robbins, Senior Program Specialist; Timothy Throne, Program Specialist; Nick Hutchins, Attorney; Teresa Pomeroy, City Clerk; Pete Roque, Code Enforcement Supervisor; Rita Cramer, Code Enforcement Officer; Judy Moore, Recording Secretary.

SELECTION OF CHAIR AND VICE CHAIR: Commissioner Pham nominated himself as Chair, seconded by Commissioner Hansen. The motion carried with a 5-0-1-1 vote as follows:

Ayes: (5) Blackmun, Flanders, Hansen, Newbold, Swaim  
Noes: (0) None  
Absent: (1) Crawford  
Abstain: (1) Pham

Commissioner Swaim nominated Commissioner Blackmun as Vice Chair, seconded by Commissioner Hansen. The motion carried with a 6-0-1 vote as follows:

Ayes: (6) Blackmun, Flanders, Hansen, Newbold, Pham, Swaim  
Noes: (0) None  
Absent: (1) Crawford

PLEDGE OF ALLEGIANCE: Led by Vice Chair Blackmun.

ORAL COMMUNICATIONS – PUBLIC: None.

MINUTES: It was moved by Vice Chair Blackmun and seconded by Chair Pham, to receive and file the Minutes from the February 4, 2019 Meeting with one amendment. The motion carried by a 4-0-1-2 vote as follows:

Ayes: (4) Blackmun, Hanssen, Pham, Swaim  
Noes: (0) None  
Absent: (1) Crawford  
Abstain (2) Flanders, Newbold

PUBLIC HEARING - PUBLIC NUISANCE AT 9301 ROYAL PALM BOULEVARD:

The objective was to conduct a Public Hearing to declare that the property located at 9301 Royal Palm Boulevard was currently, and has been, a public nuisance and must be immediately abated.

Chair Pham asked the Attorney if the owners and tenants of the property had been notified of the hearing in a culturally and linguistically appropriate way, as required by Code. The Attorney responded yes.

The staff report was read in regard to the property, a single-family home, which had been destroyed by fire in January 2018 and was now a vacant lot surrounded by a chain-link fence. Code enforcement violations on the property occurred previous to the fire and current violations include the property being littered with trash, debris, discarded personal property, inoperable vehicles, overgrown vegetation, and an unmaintained swimming pool filled with polluted water. The City posted notices and notified the family in due order allowing for sufficient time to remedy the violations. In October 2018, an Abatement Warrant allowed a City-authorized contractor to remove the burnt-out structure, secure the swimming pool, and cap the utilities. Over time, despite several attempts by the City to step in and assist with the abatement process, the violations had not been remedied and deadlines were ignored. Seeing that the owner either could not, or would not, remedy the violations, City staff's recommendation was to declare the property a public nuisance and order the violations be abated on or before May 13, 2019. In addition, should the violations not be remedied by that time, the City would obtain a court order to abate the nuisance and recover the abatement costs.

Commissioner Hanssen questioned if the week deadline from the public hearing to May 13th was not enough time and could a 30-day deadline be imposed? Staff responded that previous deadlines had been imposed including the 30-day and that in April of 2018, a Notice and Order had been issued and clearly ignored. If the City was brought in for abatement, a lien would be put against the property to recover costs.

Chair Pham asked in what way the owner was not able to comply. Staff stated that though some weeds were cut, there was no place to store materials. In addition, it was noted the owner did receive a pay-out from the insurance.

Commissioner Newbold then noted that the owner was unwilling rather than unable. Chair Pham opened the public hearing and seeing no one present to comment, closed the public hearing.

Vice Chair Blackmun commented that the City had been fair and the property conditions were not healthy for the neighborhood or community.

Commissioner Flanders agreed with the seven-day window.

It was moved by Vice Chair Blackmun and seconded by Commissioner Newbold, to accept staff's recommendation to:

- Adopt a resolution declaring that the Property located at 9301 Royal Palm Boulevard constitutes a public nuisance and order that the violations be abated on or before May 13, 2019; and
- Should the violations not be addressed on or before May 13, 2019, recommend the City Attorney seek a court order to abate the nuisance and recover the costs of said abatement as authorized by the GGMC.

The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Blackmun, Flanders, Hanssen, Newbold, Pham, Swaim  
Noes: (0) None  
Absent: (1) Crawford

#### MATTERS FROM STAFF: NEIGHBORHOOD IMPROVEMENT HUD FUNDING OVERVIEW

Staff gave a general outline of the Department of Housing and Urban Development (HUD) Federal funding sources:

- Community Development Block Grant (CDGB) – Benefits Low/Moderate Income Residents via infrastructure, public services, and housing rehabilitation
- HOME Investment Partnership Act (HOME) – Affordable housing via production and rental assistance
- Emergency Solutions Grant (ESG) – Homeless services via prevention, shelter, rehousing, outreach, and data collection

Staff then described three (3) plans and a report:

- Citizen Participation Plan – A document that establishes policies and procedures to ensure citizen involvement in developing, amending, and reviewing the various community development plans, including requirements for Public Noticing, Public Comment Periods, and Public Hearings.

- 5-Year Consolidated Plan (ConPlan) – A planning document that identifies housing and community development needs and develops a 5-year strategy to address those needs. The current plan is 2015-2019 and the next plan will be 2020-2024. Current priority objectives include affordable housing (rental assistance), homelessness, supportive services, public facilities (infrastructure), and economic development (employment).
- Annual Action Plan (AAP) – An annual plan that outlines projects and activities that address the priority objectives identified in the ConPlan; establishes funding recommendations for each funding source; is due 45 days before the start of each Fiscal Year; and requires a public hearing at NICC during the March meeting.
- Consolidated Annual Performance and Evaluation Report (CAPER) – An annual performance report that quantifies accomplishments; summarizes expenditures; is due 90 days after the end of the Fiscal Year; and requires a public hearing at NICC during the September meeting.

Commissioner Flanders asked if money was allotted to rental assistance. Staff responded yes, but not currently, as a plan was in the works was for homeless prevention to present to the City Council called the TBRA (Tenant Based Rental Assistance). An approval of the plan by City Council would then require an amendment to add the program to the list of services via a special NICC meeting on August 5<sup>th</sup>.

Commissioner Flanders then asked for clarification of the Housing Authority vs. TBRA. Staff explained that the Housing Authority issued Section 8 vouchers for lifelong assistance, while TBRA would have continued funding and a 24-month cap with people cycling out, in addition to better efficiency and shorter waiting lists.

Staff then mentioned that previous CAPER reports were archived on the City's website.

Commissioner Swaim asked if funds rolled over. Staff explained that though there were expenditure deadlines, ESG funds were spent, and CDBG/HOME had carry overs.

MATTERS FROM COMMISSIONERS: Vice Chair Blackmun thanked City staff for moving the abatement forward. She then welcomed the NICC members and was delighted to hear of the new programs for homeless.

Commissioner Hanssen noted three City areas in need of maintenance:

- An area of overgrown shrubbery near Gilbert Street and Chapman Avenue by Walmart Way and the Social Security office needed attention and there had been homeless in that area, but not currently.

- Haga Street off Chapman Avenue, close to Dale Street, someone drove into the fence, which was still in disrepair and an eyesore and needed attention.
- The vacant lot of a demolished residence on the south side of Chapman Avenue, between Gilbert Street and Magnolia Street, had six-foot tall weeds, however, that had since been taken care of.

Staff would pass on the locations of the other two areas to Code Enforcement.

Commissioner Newbold thanked staff for the warm welcome.

Chair Pham appreciated the opportunity to be 'Chair' and noted a fund-raising event at Moonlight Rollerway Skating Rink in Glendale on Wednesday, May 15<sup>th</sup> at 8:00 p.m. to benefit Camp Laurel, a camp which provides free services for youth and kids living with HIV.

Commissioner Swaim noted that the intersection of Katella Avenue and Euclid Street had homeless sleeping on the sidewalk at night, but were gone in the morning. Also, the parking lot behind Smart & Final and Gold's Gym had a congregation of homeless that stayed 5-6 days and moved on. In addition, a towing company temporarily unloads their damaged vehicles on the street parking, which limits apartment parking, and was a concern for the beauty and safety of the area. As a board member of the Garden Grove Neighborhood Association, he noted that the annual meeting in June would be a good opportunity to meet neighbors and City officials.

Staff then stated that the June 3<sup>rd</sup> NICC meeting would be cancelled.

ADJOURNMENT: The meeting was adjourned at 7:19 p.m.

The next Regular Meeting of the Neighborhood Improvement and Conservation Commission will be held Monday, June 3, 2019, at 6:30 p.m., at the Community Meeting Center, Council Chamber, 11300 Stanford Avenue.

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JUDITH MOORE  
RECORDING SECRETARY