

# LAFCO

Local Agency Formation Commission For The County Of Los Angeles

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COMMISSION  
MEMBERS:

JERRY GLADBACH  
CHAIRMAN

DONALD L. DEAR  
FIRST VICE CHAIR

HENRI F. PELLISSIER  
SECOND VICE CHAIR

RICHARD H. CLOSE  
MARGARET FINLAY  
TOM LaBONGE  
GLORIA MOLINA  
DAVID SPENCE  
ZEV YAROSLAVSKY

ALTERNATE  
COMMISSION MEMBERS:

LORI BROGIN  
LILLIAN KAWASAKI  
DON KNABE  
PAUL KREKORIAN  
JUDITH MITCHELL

STAFF:

PAUL A. NOVAK  
EXECUTIVE OFFICER

JUNE D. SAVALA  
DEPUTY  
EXECUTIVE OFFICER

AMBER DE LA TORRE  
TAMOA DONLOW  
DOUG DORADO  
ALISHA O'BRIEN-CONNER  
SERA WIRTH

## MINUTES OF THE LOCAL AGENCY

## FORMATION COMMISSION FOR LOS ANGELES COUNTY

July 13, 2011

### Present:

Richard Close  
Donald L. Dear  
Margaret Finlay  
Tom LaBonge  
Gloria Molina  
Henri F. Pellissier  
Greig Smith  
David Spence  
Zev Yaroslavsky

Lillian Kawasaki, Alternate  
Paul Krekorian, Alternate

Paul A. Novak, Executive Officer  
John Krattli, Legal Counsel

### Absent:

Jerry Gladbach, Chairman

Lori Brogin, Alternate  
Don Knabe, Alternate  
Judy Mitchell, Alternate

1

The meeting was called to order at 9:00 a.m., in Room 381-B of the County Hall of Administration.

2

The Pledge of Allegiance was led by Commissioner Donald Dear.

3

The Executive Officer read an announcement, asking that persons who made a contribution of more than \$250 to any member of the Commission during the preceding 12 months to come forward and state for the record the Commissioner to whom such contributions were made and the item of their involvement (None).

The Executive Officer swore in members of the audience who planned to testify.

4

The Executive Officer announced that Chairman Gladbach was having surgery, and would not be joining in today's meeting. The E.O. asked to keep him in your thoughts and prayers.

5

The Executive Officer welcomed and congratulated council member Tom LaBonge on his new seat after being "promoted" from his previous seat as Alternate Member for the City of Los Angeles to a regular member.

6

The following item was called up for consideration:

Conference with Real Property Negotiators

Consideration of this item was delayed until the end of the agenda.

7

The following item was called up for consideration:

Hearing on Los Angeles County Sanitation District No. 20 Annexation  
No. 97.

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

On motion of Commissioner Finlay, seconded by Commissioner Pellissier, unanimously carried (Commissioners Gladbach and Yaroslavsky being absent), the Commission took the following action:

- Adopted Resolution No. 2011-37RMD Making Determinations Approving Los Angeles County Sanitation District No. 20- Annexation No. 97.
- Set September 14, 2011 for Commission protest proceedings.

8

The following item was called up for consideration:

Hearing on Los Angeles County Sanitation District No. 20 Annexation  
No. 98.

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

On motion of Commissioner Finlay, seconded by Commissioner Kawasaki, unanimously carried (Commissioners Gladbach and Yaroslavsky being absent), the Commission took the following action:

- Adopted Resolution No. 2011-38RMD Making Determinations Approving Los Angeles County Sanitation District No. 20- Annexation No. 98.
- Set September 14, 2011 for Commission protest proceedings.

9

The following item was called up for consideration:

Hearing on Los Angeles County Sanitation District No. 20 Annexation No. 99.

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

On motion of Commissioner Finlay, seconded by Commissioner Kawasaki, unanimously carried (Commissioners Gladbach and Yaroslavsky being absent), the Commission took the following action:

- Adopted Resolution No. 2011-39RMD Making Determinations Approving Los Angeles County Sanitation District No. 20- Annexation No. 99.
- Set September 14, 2011 for Commission protest proceedings.

[Commissioner Yaroslavsky in at 9:10a.m.]

10

The following item was called up for consideration:

Los Angeles County Sanitation District No. 14 Annexation No. 402.

The protest hearing was opened to receive testimony. There being no testimony, the protest hearing was closed.

On motion of Commissioner Finlay, seconded by Commissioner Kawasaki, unanimously carried (Commissioner Gladbach being absent), the Commission took the following action:

- Adopted Protest Resolution No. 2011-10PR Making Determinations Ordering Los Angeles County Sanitation District No. 14 Annexation No. 402.

11

The following item was called up for consideration:

Santa Clarita Valley Sanitation District of Los Angeles County -- Annexation No. 1047.

The protest hearing was opened to receive testimony. There being no testimony, the protest hearing was closed.

On motion of Commissioner Finlay, seconded by Commissioner Pellissier, unanimously carried (Commissioner Gladbach being absent), the Commission took the following action:

Adopted Protest Resolution No. 2011-11PR Making Determinations Ordering Santa Clarita Valley Sanitation District of Los Angeles County -- Annexation No. 1047.

12

On motion of Commissioner Finlay, seconded by Commissioner Pellissier, unanimously carried (Commissioner Gladbach being absent), the Commission took the following actions under Consent Items:

- Approved Minutes of June 8, 2011.
- Approved Operating Account and Check Register for the month of June 2011.
- Received and filed update on pending applications.

13

The following item was called up for consideration:

East Los Angeles Incorporation Status Report/ Release of Public Review CFA and Request for Authorization to Retain Language Interpretation for Community Meetings.

Executive Officer stated the public review CFA is not a public hearing item until the September 14, 2011 LAFCO hearing, and that a Draft Initial Study and Negative Declaration is being circulated for public comment from July 14 – August 15. The Public comment period will end on August 29, 2011. The CFA includes an additional chart of discussion reflecting the impacts of SB89. SB89 is urgency legislation that was enacted into law on July 1, 2011 relating to revenue projections for East Los Angeles.

LAFCO will host two community meetings in East Los Angeles to present the CFA findings on Friday, July 29, 2011 and Saturday, July 30, 2011. The E.O. welcomed and encouraged commissioners to attend, and requested advance notification of their attendance in the event there are any Brown Act noticing requirements.

LAFCO Staff has provided flyers about the community meeting to several parks and libraries in and around East Los Angeles, and LAFCO will issue a press release later in the day.

Commissioner Finlay asked what would be provided in the \$5,000.00 allocation for the translation. The EO responded that it would include simultaneous translation services, a translator and 100 headsets for the public to listen in.

Richard Berkson of Economic Planning System (EPS) gave a PowerPoint presentation on the East Los Angeles CFA.

Commissioner Finlay questioned the utility user's tax rate. Mr. Berkson responded that the rate throughout the unincorporated Los Angeles County is 4.5%

Commissioner LaBonge asked why there was no mention of the costs for fire protection services. Richard Berkson responded that fire services is a separate district with separate funding sources through property taxes.

Commissioner Close stated that 9.2 million in vehicle license fees (VLF) is pre-SB 89 and asked why it was included if the laws have changed. Mr. Berkson responded that law changed subsequent to completion of the CFA, however there is a table showing the impacts of SB 89.

Commissioner Pellissier noted that the CFA proposes to increase taxes and fees and asked who's decision is it to approve those fees, the residents or the City council. Mr. Berkson responded that an increase in fees or taxes would require a vote of the citizens of East Los Angeles.

After discussion, Executive Officer requested authorization to retain interpretation services.

On motion of Commissioner Yaroslavsky, seconded by Commissioner Finlay, unanimously carried (Commissioner Gladbach being absent), the Commission authorized the Executive Officer to retain an interpretation service to provide translation services at the community meetings in East Los Angeles, in an amount not to exceed \$5,000.00.

[Commissioner LaBonge out at 9:50a.m.]

Commissioner Molina asked, should the negotiation process extend beyond the estimated conclusion date, what are LAFCO's options in regards to the public hearing. Could the Hearing be placed on hold and for how long? Legal Counsel responded that he would have to further examine the question, however LAFCO is required to hold a hearing within a specified timeframe.

Commissioner Molina further stressed the importance of having a clear understanding of "terms", so that all parties are working with the same set of assumptions.

[Commissioner Dear paused to welcomed new commissioner Paul Krekorian, City of Los Angeles Alternate member].

The following individuals addressed the commission:

Benjamin Cardenas, President of the East Los Angeles Resident Association (ELARA)

Julie Hayward Biggs, Burke Williams and Sorenson, Legal Counsel to ELARA

Michael Williams, Financial Advisor for East L.A.

[Commissioner Molina and Krekorian out at 9:50a.m.]

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The following item was called up for consideration:

Nominations for CALAFCO Executive Board and Appointment of CALAFCO Voting Representative.

On motion of Commissioner Finlay, seconded by Commissioner Yaroslavsky, unanimously carried (Commissioners Gladbach, LaBonge and Molina being absent), the Commission took the following actions:

1. Nominated Jerry Gladbach to the CALAFCO Executive Board and authorized the chair to sign the nomination form.
2. Designated LAFCO Chair Jerry Gladbach and Executive Officer Paul Novak, respectively, as the voting Member and Alternate for the CALAFCO 2011 Annual Conference.

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The following item was called up for consideration:

City of Calabasas Annexation No. 2009-09 (Mont Calabasas) Value of written protest and approval of Resolution Ordering Annexation No. 2009-09.

On motion of Commissioner Spence, seconded by Commissioner Yaroslavsky, unanimously carried (Commissioners Gladbach, LaBonge and Molina being absent), the Commission Adopted Resolution No. 2011-12PR Ordering City of Calabasas Annexation No. 2009-09 (Mont Calabasas).

Commissioner Close asked if anyone was claiming prejudice, because of the confusion over the methodology. The E.O responded, not to his knowledge.

16

The Executive Officer provided a report on the progress of preparing the second cycle of Municipal Service Reviews, and the release of an RFP for preparation of an MSR for the city of Santa Clarita and the water agencies.

The Executive Officer's report was received and filed as an informational only item.

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#### Commissioner's Report

Commissioner Dear asked the E.O. if he knew how many commissioners were attending the CALAFCO conference, as he was concerned with transportation. The E.O. told the commission his staff would coordinate travel for those commissioners attending.

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#### Executive Officer's Report

The Alternate Public Member Committee met and narrowed the field to six finalists. There will be a Special Meeting on August 24 to interview the finalists. The E.O. thanked Commissioners Dear, Yaroslavsky, Finlay and Pellissier who served on the Committee.

The City of Santa Clarita City Council voted to withdraw their application to annex Hasley Hills and the Commerce Center.



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Future Meetings:

August 10, 2011  
August 24, 2011  
September 14, 2011  
October 12, 2011  
November 9, 2011

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Future Agenda Items:

None.

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Pursuant to Government Code §54957, the Commission recessed to Closed Session at 10:20 a.m., to provide instructions to its real estate negotiator with respect to proposed leases of office space at the following properties:

Property: 700 North Central Avenue, Glendale, California  
Commission Negotiator: Paul Novak  
Negotiating Party: MGP Office Trust  
Under Negotiation: Price and Terms

Property: 80 North Lake Avenue, Pasadena, California  
Commission Negotiator: Paul Novak  
Negotiating Party: IDS Real Estate Group  
Under Negotiation: Price and Terms

Present: Commissioners Dear, Finlay, Kawasaki, Pellissier,  
Spence, Yaroslavsky, Paul A. Novak (E.O.) and  
John Krattli (Legal Counsel).

Absent: Brogin (Alt), Close, Gladbach, Knabe (Alt), LaBonge,  
Mitchell (Alt), Molina.

22

The Commission reconvened from Closed Session at 10:30 a.m.

Present: Commissioners Dear, Finlay, Kawasaki, Pellissier,  
Yaroslavsky, Paul A. Novak (E.O.) and  
John Krattli (Legal Counsel).

Absent: Brogin (Alt), Close, Gladbach, Knabe (Alt), LaBonge,  
Mitchell (Alt), Molina, Spence.

John Krattli, Legal Counsel, stated the commission directed the Executive Officer to present a lease at the August 10, 2011 meeting for approval.

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On motion of Commissioner Pellissier, seconded by Commissioner dear, unanimously carried (Commissioners Gladbach, LaBonge and Molina being absent), the meeting was adjourned at 10:32 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Novak", with a stylized initial "P" or "N" at the start.

Paul A. Novak  
Executive Officer