

ORIGINAL

CALIFORNIA ADVISORY COMMITTEE
TO THE
UNITED STATES COMMISSION ON CIVIL RIGHTS

TRANSCRIPT OF PROCEEDINGS

IN THE MATTER OF:

FACT-FINDING MEETING ON SELECTIVE ENFORCEMENT OF
HOUSING CODES AND MUNICIPAL SERVICES IN BELL GARDENS

PAGES: 1 THROUGH 295

PLACE: JOHN ANSON FORD PARK
BELL GARDENS, CALIFORNIA

DATE: WEDNESDAY, NOVEMBER 20, 1991

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UNITED STATES COMMISSION ON CIVIL RIGHTS

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HOUSING CODES AND MUNICIPAL SERVICES IN BELL GARDENS

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DATE: WEDNESDAY, NOVEMBER 20, 1991
PLACE: JOHN ANSON FORD PARK
BELL GARDENS, CALIFORNIA
BEFORE: MR. MICHAEL CARNEY
CHAIRPERSON
CALIFORNIA ADVISORY COMMITTEE
U.S. COMMISSION ON CIVIL RIGHTS

COMMITTEE MEMBERS IN ATTENDANCE:

MR. J. ARNOLDO BELTRAN
MR. TED S. COOPER
MS. GRACE M. DAVIS

REGIONAL DIRECTOR:

MR. PHILIP MONTEZ

REPORTED BY: ELIZABETH EGGLI, CSR NO. 6241

INTERPRETED BY: ED TOMKINSON, SPANISH INTERPRETER

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CHAIRMAN CARNEY: THIS MEETING OF THE CALIFORNIA ADVISORY COMMITTEE TO THE UNITED STATES COMMISSION ON CIVIL RIGHTS WILL NOW COME TO ORDER. THE PURPOSE OF THIS MEETING IS TO OBTAIN INFORMATION AND VIEWS RELATING TO SELECTIVE ENFORCEMENT OF HOUSING CODES AND MUNICIPAL SERVICES IN BELL GARDENS.

PARTICIPANTS HAVE BEEN INVITED AND REQUESTED TO ADDRESS THE ADVISORY COMMITTEE ON THE ISSUES UNDER CONSIDERATION. AMONG THOSE INVITED TO ADDRESS THE MEETING ARE COMMUNITY REPRESENTATIVES, CIVIL RIGHTS LEADERS, PUBLIC AND ELECTED OFFICIALS AND OTHERS KNOWLEDGEABLE ABOUT THE ISSUES.

I AM MICHAEL CARNEY, CHAIRMAN OF THE CALIFORNIA ADVISORY COMMITTEE. THE ADVISORY COMMITTEE RECEIVES INFORMATION AND MAKES RECOMMENDATIONS TO THE COMMISSION IN AREAS WHICH THE COMMITTEE OR ANY OF ITS SUBCOMMITTEES IS AUTHORIZED TO STUDY.

OTHER MEMBERS OF THE COMMITTEE THAT MAY BE IN ATTENDANCE DURING THE MEETING WILL BE: ARNOLDO BELTRAN, C.C. CHANG, TED COOPER, GRACE DAVIS, EDWARD ERLER, CATHERINE GARCIA, HELEN HERNANDEZ, DEBORAH HESSE, ANDREA PATTERSON AND HERMAN SILLAS.

ALSO WITH US TODAY ARE STAFF MEMBERS

1 PHILIP MONTEZ, REGIONAL DIRECTOR, JOHN F. DULLES II, GRACE
2 HERNANDEZ, ARTHUR PALACIOS AND THOMAS V. PILLA, FROM THE
3 COMMISSION'S -- THESE ARE MEMBERS OF THE STAFF FROM THE
4 COMMISSION'S WESTERN REGIONAL DIVISION IN LOS ANGELES.

5 THE FACT-FINDING MEETING IS BEING HELD
6 PURSUANT TO FEDERAL RULES APPLICABLE TO STATE ADVISORY
7 COMMITTEES AND REGULATIONS PROMULGATED BY THE U.S.
8 COMMISSION ON CIVIL RIGHTS. ALL INQUIRIES REGARDING THESE
9 PROVISIONS SHOULD BE DIRECTED TO THE CHAIR OR TO
10 MR. MONTEZ, THE FEDERAL OFFICER FOR THIS MEETING.

11 THE COMMISSION ON CIVIL RIGHTS IS AN
12 INDEPENDENT AGENCY OF THE UNITED STATES GOVERNMENT
13 ESTABLISHED BY CONGRESS IN 1957 AND DIRECTED TO:

14 1. INVESTIGATE COMPLAINTS ALLEGING THAT
15 CITIZENS ARE BEING DEPRIVED OF THEIR RIGHT TO VOTE BY
16 REASON OF THEIR RACE, COLOR, RELIGION, SEX, AGE, HANDICAP
17 OR NATIONAL ORIGIN, OR BY REASON OF FRAUDULENT PRACTICES;

18 2. STUDY AND COLLECT INFORMATION
19 CONCERNING LEGAL DEVELOPMENTS CONSTITUTING DISCRIMINATION
20 OR DENIAL OF EQUAL PROTECTION OF THE LAWS UNDER THE
21 CONSTITUTION BECAUSE OF RACE, COLOR, RELIGION, SEX, AGE,
22 HANDICAP OR NATIONAL ORIGIN, OR IN THE ADMINISTRATION OF
23 JUSTICE;

24 3. APPRAISE FEDERAL LAWS AND POLICIES
25 WITH RESPECT TO DISCRIMINATION OR DENIAL OF EQUAL

1 PROTECTION OF THE LAWS;

2 4. SERVE AS A NATIONAL CLEARINGHOUSE
3 FOR INFORMATION ABOUT DISCRIMINATION; AND

4 5. SUBMIT REPORTS, FINDINGS AND
5 RECOMMENDATIONS TO THE PRESIDENT AND CONGRESS.

6 I WOULD LIKE TO EMPHASIZE THAT THIS IS A
7 FACT-FINDING FORUM AND NOT AN ADVERSARY PROCEEDING.
8 INDIVIDUALS HAVE BEEN INVITED TO COME AND SHARE WITH THE
9 COMMITTEE INFORMATION RELEVANT TO THE SUBJECT OF TODAY'S
10 INQUIRY. EACH PERSON WHO WILL PARTICIPATE HAS VOLUNTARILY
11 AGREED TO MEET WITH THE COMMITTEE.

12 SINCE THIS IS A PUBLIC MEETING, THE
13 PRESS AND RADIO AND TELEVISION STATIONS, AS WELL AS
14 INDIVIDUALS, ARE WELCOME. PERSONS MEETING WITH THE
15 COMMITTEE, HOWEVER, MAY SPECIFICALLY REQUEST THAT THEY NOT
16 BE TELEVISED. IN THIS CASE, WE WILL COMPLY WITH THEIR
17 WISHES.

18 WE ARE CONCERNED THAT NO DEFAMATORY
19 MATERIAL BE PRESENTED AT THIS MEETING. IN THE UNLIKELY
20 EVENT THAT THIS SITUATION SHOULD DEVELOP, IT WILL BE
21 NECESSARY FOR ME TO CALL THIS TO THE ATTENTION OF THE
22 PERSON OR PERSONS MAKING THESE STATEMENTS AND REQUEST THAT
23 THEY DESIST IN THEIR ACTION. SUCH INFORMATION WILL BE
24 STRICKEN FROM THE RECORD IF NECESSARY.

25 EVERY EFFORT HAS BEEN MADE TO INVITE

1 PERSONS WHO ARE KNOWLEDGEABLE IN THE ISSUES TO BE DEALT
2 WITH HERE TODAY. IN ADDITION, WE HAVE ALLOCATED TIME
3 BETWEEN 4 P.M. AND 5 P.M. TO HEAR FROM ANYONE WHO WISHES TO
4 SHARE INFORMATION WITH THE COMMITTEE ABOUT THE SPECIFIC
5 ISSUE UNDER CONSIDERATION TODAY. AT THAT TIME EACH PERSON
6 OR ORGANIZATION WILL BE AFFORDED A BRIEF OPPORTUNITY TO
7 ADDRESS THE COMMITTEE AND MAY SUBMIT ADDITIONAL INFORMATION
8 IN WRITING. THOSE WISHING TO PARTICIPATE IN THE OPEN
9 SESSION MUST CONTACT STAFF BEFORE 3 P.M. THIS AFTERNOON.

10 IN ADDITION, THE RECORD OF THIS MEETING
11 WILL REMAIN OPEN FOR A PERIOD OF TEN DAYS FOLLOWING ITS
12 CONCLUSION. THE COMMITTEE WELCOMES ADDITIONAL WRITTEN
13 STATEMENTS AND EXHIBITS FOR INCLUSION IN THE RECORD. THESE
14 SHOULD BE SUBMITTED TO THE WESTERN REGIONAL DIVISION,
15 UNITED STATES COMMISSION ON CIVIL RIGHTS, 3660 WILSHIRE
16 BOULEVARD, SUITE 810, LOS ANGELES, CALIFORNIA 90010.

17 WE WILL NOW PROCEED AND OUR FIRST
18 PRESENTOR IS MARIA CHACON AND ALFREDO MARTINEZ. WOULD YOU
19 STEP FORWARD, PLEASE.

20 WE HAVE A TABLE UP HERE ON THE STAGE FOR
21 THE PURPOSES OF THE WITNESSES. AND FOR THE BENEFIT OF ALL
22 WHO ARE PRESENT HERE, INCLUDING THOSE WHO ARE GOING TO
23 SPEAK, WE ARE GOING TO ASK THE SPEAKERS TO KEEP THEIR
24 VOICES UP EVEN THOUGH THEY ARE USING A MICROPHONE BECAUSE
25 WE HAVE A COURT REPORTER HERE WHO IS TAKING DOWN EVERYTHING

1 THAT IS BEING SAID, AND IT IS IMPORTANT TO UNDERSTAND THAT
2 SHE CAN ONLY TAKE DOWN THE TESTIMONY AND THE WORDS UTTERED
3 BY ONE PERSON AT A TIME. SHE HAS ONLY ONE MACHINE AND ONE
4 PAIR OF HANDS. SO SHE CAN'T TAKE DOWN THE COMMENTS OF TWO
5 PEOPLE TALKING AT ONCE.

6 SO WHEN YOU'RE UP HERE SPEAKING, YOU'RE
7 GOING TO BE ALLOWED TO MAKE A STATEMENT, AND THEN IF THERE
8 ARE ANY QUESTIONS BY ANY OF THE PANEL MEMBERS, WE ASK YOU
9 THE COURTESY OF WAITING UNTIL THE QUESTION IS COMPLETED
10 BEFORE YOU START YOUR ANSWER.

11 GOOD MORNING, SIR.

12 MR. MARTINEZ: GOOD MORNING.

13 THE CHAIR: GOOD MORNING, YOUNG LADY.

14 MS. CHACON: GOOD MORNING.

15 THE CHAIR: WOULD YOU KINDLY STATE YOUR NAME AND
16 GROUP, IF THERE IS A GROUP THAT YOU REPRESENT. OR IF
17 YOU'RE JUST AN ORDINARY CITIZEN GIVING YOUR TESTIMONY
18 TODAY, WOULD YOU JUST PLEASE ANNOUNCE YOURSELF.

19 MR. MARTINEZ: MY NAME IS ALFREDO MARTINEZ, AND
20 I LIVE RIGHT HERE IN BELL GARDENS FOR 20 YEARS, 6510 MARLOW
21 AVENUE.

22 THE CHAIR: MR. MARTINEZ, YOU MAY BEGIN.

23 MR. MARTINEZ: CAN I SAY SOMETHING? RIGHT NOW
24 I'M A LITTLE NERVOUS, AND I THINK MY NEIGHBORS, THEY TOO,
25 BECAUSE WE GOT A -- WE HAVE SOME KIND OF A SCARED OR AFRAID

1 BECAUSE THIS CITY, FOR MANY YEARS THEY STEP ON THE CIVIL
2 RIGHTS OF THE PEOPLE, AND WE GOT A LITTLE BIT SCARED ABOUT
3 TALKING, ESPECIALLY IN FRONT OF THE CITY OFFICIALS, BECAUSE
4 WE GONNA-- THEY'RE GONNA SEE YOU RIGHT HERE, YOU KNOW.

5 THE CHAIR: MR. MARTINEZ, LET ME INTERRUPT ONE
6 SECOND JUST TO ADVISE YOU AND ANYBODY ELSE WHO'S GOING TO
7 PARTICIPATE IN THIS FORUM TODAY. YOU TALK WITH OTHER
8 PEOPLE JUST AS I'M TALKING TO YOU NOW. YOU TALK TO PEOPLE
9 IN YOUR OWN HOME. YOU TALK TO PEOPLE AT YOUR WORK. YOU
10 TALK TO PEOPLE AT THE GROCERY STORE WHEN YOU GO TO BUY
11 THINGS. RELAX.

12 THIS IS NOT A CHAMBER PROCEEDING. WE'RE
13 NOT HERE TO MAKE THREATS TO YOU. WE ARE ONLY HERE TO
14 GATHER INFORMATION. AND I UNDERSTAND WHAT YOUR CONCERNS
15 ARE WITH RESPECT TO THE CITY. AND I CAN ONLY ASSURE YOU,
16 SIR, THAT IF YOU FEEL THAT AS A RESULT OF YOUR TESTIMONY
17 HERE TODAY, THAT IF SOMETHING TAKES PLACE SUBSEQUENT TO
18 THIS APPEARANCE HERE TODAY, THAT YOU NOTIFY US AND WE WILL
19 APPRISE THE PROPER AUTHORITIES OF ANY INTIMIDATION OR ANY
20 TYPE OF UNTOWARD ACTIVITY THAT IS DIRECTED TO YOU AS A
21 RESULT OF YOUR TESTIMONY HERE TODAY.

22 I ASK YOU TO JUST SIT BACK AND RELAX,
23 HOLD THE MICROPHONE UP CLOSE TO YOUR MOUTH SO THAT YOU CAN
24 BE HEARD AND ESPECIALLY SO THAT THE COURT REPORTER CAN TAKE
25 DOWN EVERYTHING THAT YOU SAY. TAKE YOUR TIME. WE DO HAVE

1 TIME LIMITATIONS, BUT I DO WANT YOU TO RELAX SO THAT YOU
2 CAN GIVE US THE BENEFIT OF YOUR TESTIMONY. OKAY?

3 MR. MARTINEZ: OKAY. THANK YOU.

4 I SAY THAT BECAUSE EVERY TIME WE TRY TO
5 TALK TO THE CITY OFFICERS OR IN THE MEETINGS, WE ARE SCARED
6 ABOUT THE RETALIATION OR THEY PERSECUTE US THE NEXT DAY OR
7 SOME DAYS LATER. RIGHT AWAY THEY SEND US A BUNCH OF
8 INSPECTORS TO THE PROPERTY. AND MYSELF, I GOT ABOUT TWO
9 YEARS -- I MEAN, IN THE DARK BECAUSE THAT'S THE WAY THE
10 CITY WORKS.

11 RIGHT HERE I FEEL INCARCERATED IN MY OWN
12 HOME BECAUSE MYSELF I GOT A NOTICE OF EMINENT DOMAIN FOR 12
13 YEARS. THEY'RE GOING TO KEEP IT FOR 12 YEARS BECAUSE -- I
14 CAN'T DO NOTHING IN MY HOUSE. I CAN'T SELL. I CAN'T -- I
15 CAN'T SELL. I CAN'T BORROW MONEY OR I CAN'T FIX IT OR
16 REMODEL OR TORE DOWN OR WHATEVER FOR THE LETTER EMINENT
17 DOMAIN.

18 I UNDERSTAND A LOT OF PROPERTY OWNERS
19 RIGHT HERE, WE FEEL THEY TREAT US LIKE CRIMINALS JUST
20 BECAUSE WE ARE HOMEOWNERS, RESIDENTS OF BELL GARDENS.
21 BEFORE THEY SAY THEY'RE GOING TO PERSECUTE THE LANDLORDS
22 OUTSIDE THE CITY, BUT THE FOCUS OF THE WHOLE THING IS
23 INSIDE THE CITY. BECAUSE MYSELF THAT I TOLD YOU I LIVE FOR
24 BELL GARDENS FOR 20 YEARS. AND A LOT OF NEIGHBORS, FRIENDS
25 OF MINE, THEY LIVE FOR 17, 30 YEARS AND THEY FEEL THE SAME

1 WAY.

2 I DON'T SPEAK FOR NO ONE. I JUST SPEAK
3 FOR MYSELF. BUT I JUST LET YOU KNOW THE FEELINGS OF THE
4 PEOPLE WHO LIVE RIGHT HERE IN BELL GARDENS.

5 WE ARE A VERY SIMPLE PEOPLE, WORKING
6 CLASS PEOPLE. WE COME TO THIS CITY WITH A DREAM OF OWN A
7 HOUSE OR MAKE A BUSINESS OR BETTER LIVING FOR OUR FAMILIES.
8 BUT THE WAY IT IS RIGHT NOW, WE'RE IN THE DARK. THAT'S THE
9 WAY THE SYSTEM WORKS IN THIS CITY LIKE WE LIVE IN CUBA, YOU
10 KNOW.

11 BECAUSE SOON YOU OWN SOME PROPERTY,
12 THEY'RE GOING TO PERSECUTE YOU LIKE A CRIMINAL. WE GOT A
13 LOT OF BUNCH OF PAPERS, HOW THE INSPECTOR WORK, SEND US TO
14 COURT, SEND US TO THE -- EVEN TO THE IRS. THE BANK THEY
15 CLOSE RIGHT AWAY THE DOORS FOR EVERYONE WHO APPEAR IS A
16 STANDARD NOTICE. I DON'T KNOW. I REALLY -- WE'RE NOT A
17 PREPARED PEOPLE. WE'RE NOT A -- WE ARE SIMPLE PEOPLE,
18 WORKING CLASS PEOPLE. CITIZEN OF UNITED STATES AND TREATED
19 THAT WAY. I REALLY -- I DON'T UNDERSTAND REALLY.

20 I'M SO -- RIGHT NOW I'M SICK ABOUT MY
21 NERVES, ABOUT THE WAY THAT THE CITY CONDUCT THE SYSTEM
22 INSIDE, BECAUSE WHEN THEY GET EMINENT DOMAIN ON SOME
23 PROPERTIES, I UNDERSTAND THEY HAS TO USE FOR PUBLIC USE
24 LIKE SCHOOLS, HOSPITALS, PARKS. INSTEAD THEY TAKE OVER THE
25 PROPERTIES AND MAKE A BUNCH OF BUSINESS FOR THEMSELVES.

1 YOU SEE THE SHOPPING CENTER. YOU SEE A BUNCH OF THOSE NEW
2 HOUSES COST OVER \$200,000. THAT'S NOT A PUBLIC USE.

3 REALLY THIS IS AMAZING. AND THE WAY
4 THEY PERSECUTE YOU, THEY SEND YOU TO COURT FOR LITTLE
5 THINGS. BECAUSE THEY PRESS IT TOO MUCH TO THE PEOPLE, THEY
6 HAVE TO LEAVE. BUT IN MY CASE, I CAN'T LEAVE BECAUSE THEY
7 HOLD MY PROPERTY IN EMINENT DOMAIN FOR 12 YEARS, UNTIL
8 2003. AND I DON'T UNDERSTAND HOW THEY WORK. I WENT TO THE
9 LAWYERS. I WENT TO REAL ESTATE. I WENT TO EVERY PEOPLE I
10 KNOW, AND THEY DON'T -- THEY DON'T UNDERSTAND THE SYSTEM
11 THEY USE.

12 AND ANOTHER WAY, NOW WE HAVE TO USE --
13 WE HAVE TO FIGHT BACK. I CAN'T RESIST, A GROUP RESIST
14 RIGHT THERE IN THE CITY HALL BECAUSE EVEN THEY SEND
15 LETTERS, RACIST LETTERS AGAINST US JUST FOR BECAUSE WE LIVE
16 RIGHT HERE IN BELL GARDENS. I DON'T UNDERSTAND. I'M IN
17 THE DARK RIGHT NOW. AND EVERYBODY RIGHT HERE IN THIS CITY
18 WE DON'T UNDERSTAND WHAT THEY'RE TRYING TO DO WITH US. SO
19 IT'S A CONFUSED -- DON'T TRY TO GET LAWYERS OR PEOPLE WHO
20 CAN SPEAK RIGHT, RIGHT HERE.

21 I'M SO CONFUSED AND LIKE I TOLD YOU, I'M
22 SCARED RIGHT NOW SOON I SEE THE CITY OFFICERS RIGHT HERE,
23 YOU KNOW. BECAUSE I'M AFRAID TOMORROW THEY'RE GOING TO BE
24 RIGHT THERE IN MY PROPERTY. IT'S HARD TO SPEAK THIS WAY.
25 YOU HAVE TO BE RIGHT HERE, LIVING RIGHT HERE AND

1 UNDERSTAND. AND IF THEY SEE YOU RIGHT HERE, THEY'RE GOING
2 TO RESPECT YOU BECAUSE THEY KNOW WHO YOU ARE. BUT THEY
3 DON'T RESPECT US. THEY DON'T CARE ABOUT US. THEY DON'T
4 CARE ABOUT OUR KIDS.

5 THIS CITY, ACCORDING TO ONE LETTER ABOUT
6 MATTHEW MARTINEZ, THIS CITY IS ONE OF THE RICHEST CITY IN
7 THE WHOLE STATE. I THINK IN THE COUNTRY, TOO. WE KNOW
8 PART OF THE MONEY THAT COME FROM THE CASINO -- THEY GOT
9 FROM 64 -- THEY GOT OVER \$60 MILLION AND THE CITY'S WORSE.
10 THEY USE THE MONEY FOR TAKE OVER PROPERTY AT VERY LOW
11 PRICES. THEY FINE YOU FOR TRASH. THEY FINE YOU FOR
12 EVERYTHING THEY CAN FINE YOU. EVEN YOU WALK ON THE STREET,
13 PRETTY SOON WE'RE GOING TO BE FINED.

14 AND THIS IS STEALING THE MONEY, THE
15 RIGHTS, THE FREEDOM FROM THE PEOPLE OF BELL GARDENS. I
16 HOPE GOD HELP US IN THIS BECAUSE WE DON'T UNDERSTAND WHAT
17 IS BEHIND ALL OF THIS, AND THE ONLY THING WE CAN SEE IS
18 THAT THEY ARE GOING TO TAKE OVER THE PROPERTIES AND MAKE A
19 BUNCH OF CONDOS FOR THEIR OWN PEOPLE. NOBODY -- NOBODY WHO
20 RESIDENT FROM BELL GARDENS CAN AFFORD ONE CONDO OVER
21 \$200,000. THIS IS AFFORDABLE HOUSING? THAT'S WHY THEY BUY
22 THE PROPERTY FOR EMINENT DOMAIN? THEY GOT THE PROPERTIES
23 ALL OVER THE CITY. IF YOU SEE YOURSELF THOSE PROPERTY, YOU
24 DON'T BELIEVE IT BECAUSE THEY'RE THE WORSE PROPERTIES RIGHT
25 NOW. IF YOU DON'T SEE A HUGE CONDO RIGHT THERE, YOU'LL SEE

1 THE WORST PROPERTY IN BELL GARDENS.

2 WHY WE ARE CRIMINAL? WHY WE WAS
3 PERSECUTED LIKE A CRIMINAL BECAUSE WE JUST OWN A HOUSE? I
4 NEVER HEARD SUCH THING. YOU KNOW, LIKE I TOLD YOU, YOU'RE
5 GOING TO FIND A LOT OF -- MAYBE YOU DON'T WANT TO
6 UNDERSTAND HOW WE SPEAK, HOW WE CONDUCT OURSELF. BECAUSE I
7 REMARK RIGHT THERE WE ARE SIMPLE PEOPLE; WE ARE HUMAN
8 BEINGS. WE COME TO THIS COUNTRY TO GET A BETTER LIFE. AND
9 WE ARE -- WE WANT TO FOLLOW THE LAW, THE SYSTEM. WE LOVE
10 THIS COUNTRY, BUT WITH THIS KIND OF PEOPLE, I DON'T KNOW
11 WHAT THEY ARE.

12 I WAS HAPPY WHEN IN GERMANY THEY TORE
13 DOWN THAT FENCE RIGHT THERE. THAT WAS THE UGLIEST FENCE I
14 EVER SEEN IN MY LIFE. BUT RIGHT NOW I SEE A FENCE: IT'S
15 HYPOCRISY, GREEDINESS, ALL THOSE KIND OF WARS RIGHT HERE IN
16 BELL GARDENS. BUT YOU DON'T SEE IT; YOU FEEL IT.

17 THE CHAIR: MR. MARTINEZ, I FEEL THAT WE HAVE
18 GOT THE IDEA OF WHAT REMARKS YOU WANT TO MAKE. WE DO HAVE
19 A TIME PROBLEM. WHAT I'LL ASK YOU TO DO IS IF YOU HAVE ANY
20 OTHER ADDITIONAL COMMENTS WITH RESPECT TO PARTICULAR ITEMS
21 THAT YOU FEEL THE CITY HAS DONE OR INFORMATION THAT YOU CAN
22 GIVE US RELATIVE TO THE CITY, WOULD YOU MAKE THOSE REMARKS
23 NOW, AND THEN WAIT UNTIL MISS CHACON HAS MADE HER REMARKS
24 SO THAT WE CAN ASK QUESTIONS OF BOTH OF YOU.

25 MR. MARTINEZ: WELL, I CAN'T SHOW YOU A BUNCH OF

1 PAPERS, BUT IF WE PROCEED -- JUST IN ONE CASE, WE DON'T
2 WANT TO GET OUT OF HERE TODAY FROM THIS ROOM BECAUSE EVERY
3 MY NEIGHBORS, THEY ARE -- LET ME REMARK ONE THING. I AM
4 ONE OF THE LUCKY ONES BECAUSE I'M TRYING TO PLEASE WHATEVER
5 THEY ASK ME TO DO IN EVERY WAY BECAUSE I DON'T LIKE TO --
6 BY MYSELF I DON'T LIKE TO BREAK THE LAW, AND SO I TRY TO
7 PLEASE EVERYONE.

8 BUT SOME OF MY NEIGHBORS THEY DON'T COME
9 TODAY BECAUSE THEY AFRAID, THEY AFRAID TO THE OFFICERS.
10 AND RIGHT NOW YOU'RE GOING TO HEAR CASES MAYBE YOU DON'T
11 WANT TO BELIEVE IT. BUT THIS CITY RIGHT HERE GONE FROM
12 JAILS FROM EVEN SICK PEOPLE, EVEN KILLINGS. IT'S HARD TO
13 PROVE IT BECAUSE I'M NOT A PROFESSIONAL, BUT A LOT OF
14 PEOPLE KNOW A LOT OF THINGS.

15 THE CHAIR: MR. MARTINEZ, THE STAFF MEMBERS ARE
16 HERE AND YOU CAN PROVIDE INFORMATION TO THE STAFF WITH
17 RESPECT TO PARTICULAR INDIVIDUALS THAT YOU FEEL MAY BE ABLE
18 TO CONTRIBUTE INFORMATION TO THE COMMITTEE.

19 BECAUSE AS I INDICATED IN MY OPENING
20 REMARKS THAT THE RECORD WILL REMAIN OPEN FOR TEN DAYS, AND
21 WE CAN SUBMIT TO THE RECORD INTERVIEWS OF THESE PEOPLE SO
22 THAT THEY DON'T HAVE TO TESTIFY HERE IN FRONT OF EVERYBODY.
23 BUT IF YOU HAVE ANY OTHER INFORMATION THAT YOU WANT TO GIVE
24 US, I HAVE TO MOVE THIS MEETING ALONG. I DON'T MEAN TO CUT
25 YOU OFF, BUT IF YOU HAVE INFORMATION, DOCUMENTATION THAT

1 YOU WANT TO SHOW US, PLEASE DO SO, SIR.

2 MR. MARTINEZ: ONLY THESE PAPERS, ABOUT 30 PAGES
3 OR MAYBE MORE. THIS ONE HERE IS FOR MY CASES. THERE'S 10
4 CASES RIGHT THERE.

5 THE CHAIR: DO YOU WANT TO SUBMIT THAT WHOLE
6 FILE TO US? WE CAN DUPLICATE IT AND RETURN IT TO YOU, IF
7 THAT'S WHAT YOU WISH.

8 MR. MARTINEZ: I'M GOING TO GIVE IT TO MR. PHIL
9 MONTEZ.

10 THE CHAIR: ALL RIGHT.

11 MR. MARTINEZ: THAT WAY WE CAN SAVE SOME TIME
12 AND HAVE A CHANCE TO MY NEIGHBORS TO TALK ABOUT IT.

13 THE CHAIR: THAT'S FINE, SIR. WOULD YOU AT THIS
14 TIME GIVE THE MICROPHONE TO MISS CHACON SO THAT SHE MAY
15 ADDRESS US, AND THEN WE CAN ASK BOTH OF YOU SOME QUESTIONS.

16 MR. MARTINEZ: OKAY. THANK YOU.

17 THE CHAIR: THE DOCUMENTS THAT YOU SUBMITTED TO
18 MR. MONTEZ WILL BECOME PART OF THE RECORD AFTER WE
19 DUPLICATE THEM, AND WE WILL INCLUDE THEM IN THE RECORD. DO
20 YOU UNDERSTAND?

21 MISS CHACON.

22 MS. CHACON: GOOD MORNING EVERYBODY. AS
23 MR. MARTINEZ SAYS, WE ARE VERY NERVOUS, BUT WE WILL TRY OUR
24 BEST. WE ARE FIGHTING WITH A GIANT. WITH A GIANT THAT WE
25 ALLOWED TO GROW. WITH A GIANT THAT HAS BEEN PERSECUTING

1 HUNDREDS OF PEOPLE OUT OF TOWN. AND JUST MY NIGHTMARE
2 BEGAN IN 1987.

3 I'VE BEEN A HOUSEWIFE AND DEDICATED TO
4 MY CHILDREN, AND I CAME TO AMERICA WITH A DREAM. WE ARE
5 HARDWORKING PEOPLE. MY HUSBAND WORKED TWO OR THREE JOBS SO
6 THAT WE CAN HAVE OUR FIRST HOME. I SAVE EVERY PENNY. I
7 ONLY HAVE TWO PAIR OF PANTS FOR SEVEN YEARS TO SAVE MONEY
8 TO GET SOME APARTMENTS SO THAT WE CAN LIVE ON. IT IS HARD
9 TO BELIEVE THAT MY CHILD KNOWS ME BY MY GREAT PAINS. THAT
10 IS WHY I'M FIGHTING.

11 MY HUSBAND GOT HURT HIS BACK. GOT HURT
12 WORKING TO GET WHAT I HAVE, AND I REPRESENT A GROUP OF
13 PEOPLE THAT CAME TO AMERICA WITH THOSE DREAMS. I BECAME A
14 U.S. CITIZEN, PROUD OF THE CONSTITUTION OF AMERICA. I
15 BECAME -- I ADOPTED THIS COUNTRY BY CHOICE, KNOWING THAT WE
16 HAVE FREEDOM, THAT WE HAVE CHOICES, KNOWING THAT WE ARE
17 EQUAL. AND I'M VERY PROUD. BUT I'M ASHAMED OF BELL
18 GARDENS' COUNCIL MEMBERS. I'M ASHAMED OF THE WAY THEY STEP
19 ON THE CONSTITUTION.

20 AND, AS I SAY, MY NIGHTMARE STARTED IN
21 1987 WHEN THEY WERE PERSECUTING ME AND MY HUSBAND. THEY
22 WERE TRYING TO FORCE US TO PUT CEMENT WHERE THERE WAS NO
23 NEED TO PUT CEMENT, TO PUT GRASS WHERE THERE WAS NO NEED TO
24 GROW GRASS. WE LATER ON WERE SENT TO HUNTINGTON PARK
25 COURTS. THE PERSON WHO WAS REPRESENTING US, THE PUBLIC

1 DEFENDER, SUGGESTED US TO PLEAD GUILTY. I HAVE TO SAY THAT
2 MY APARTMENTS ARE WITH THE HOUSING AUTHORITY, AND I HAVE
3 INSPECTORS THREE OR FOUR TIMES A YEAR IN ORDER TO COMPLY
4 WITH THE HOUSING AUTHORITY. MY APARTMENTS ARE VERY CLEAN.
5 MY APARTMENTS HAVE PAINT -- ARE PAINTED YEARLY. THAT'S
6 WHAT I USED TO DO, TOOK CARE OF THEM.

7 WE BORROWED SOME MONEY BECAUSE MY
8 HUSBAND WAS SICK, TO COMPLY WITH THE LAW. WE HAVE TO KEEP
9 THE CEMENT THAT THERE WAS ON THE GROUND, AND WE HAVE TO PUT
10 NEW CEMENT AS THE CITY WANTED. I BOUGHT THE SEED OF THE
11 GRASS, AND I BOUGHT THE DIRT THAT GOES ON TOP OF THE GRASS
12 TO PUT IT, AND I STILL HAVE THE RECEIPTS FOR THAT. WE DID
13 COMPLY WITH EVERYTHING.

14 WHEN I WAS PRESENTED TO HUNTINGTON PARK,
15 THE PUBLIC DEFENDER TOLD US THAT WE HAD TO PLEAD GUILTY IN
16 ORDER TO JUST GET IT OVER WITH IT, FINISH. IT WAS A MATTER
17 OF PRINCIPLE. HE SAID THAT WE WERE GOING TO HAVE HIGH
18 PENALTIES AND WE WERE GOING TO BE PERSECUTED IF WE DON'T
19 PLEAD GUILTY. I ASKED HIM, "GUILTY OF WHAT?" HE SAYS,
20 "JUST PLEAD GUILTY. WE FINISH TODAY AND YOU DON'T HAVE TO
21 PAY ANY FINES OR ANYTHING."

22 BUT IT WAS A MATTER OF PRINCIPLE. AT
23 THAT TIME THEY CALLED OUR NAMES, AND WE HAVE TO STAND UP IN
24 FRONT OF -- I THOUGHT IT WAS A JUDGE THEN, A PERSON,
25 MR. SCHOOLING. I THOUGHT IT WAS A JUDGE. AND I WAS NOT

1 SCARED BECAUSE I KNEW I DIDN'T DO ANYTHING WRONG. BUT WHEN
2 WE STAND UP IN FRONT OF THE JUDGE, THEY CALL OUR NAMES AND
3 EVERYTHING AND THE PERSON THAT REPRESENT US SAYS, "YOUR
4 HONOR, MR. AND MRS. CHACON DECIDED TO PLEAD GUILTY." AND I
5 SAID "WHAT?" AND MY HUSBAND SAID "NO, WE DIDN'T." AND THE
6 JUDGE SAID, "SHUT UP." AND I SAID, "YOUR HONOR, YOU HAVE
7 TO HEAR ME. WE'RE NOT GUILTY." AND HE SAID, "SHUT UP. GO
8 AND SIT DOWN."

9 AND HE POINT OUT THE FINGER AND TWO
10 POLICEMEN CAME OVER AND HOLD MY HUSBAND'S HANDS AND PUT
11 SOME CHAIN ON HIS HANDS, AND I STARTED TO CRY AND THEN I
12 COULDN'T SEE ANYBODY. WITH MY TEARS I COULDN'T SEE
13 ANYBODY. BUT I STILL REMEMBER LIKE YESTERDAY. AND I ASKED
14 HIM, "PLEASE, YOU HAVE TO HEAR ME." AND I REMEMBER THE
15 JUDGE OR MR. SCHOOLING ASKING, "MRS. ORTIZ, DO YOU HAVE ANY
16 COMMUNITY JOB FOR MRS. CHACON?" AND WITH MY TEARS I COULD
17 BARELY SEE ANYBODY, BUT I STILL REMEMBER THAT SHE SAYS
18 "WELL, WE HAVE SOME TOILETS IN CITY HALL," AND EVERYBODY
19 START LAUGHING. I DID FEEL VERY SMALL. I DID FEEL LIKE A
20 CRIMINAL. I DIDN'T KNOW WHY I WAS THERE.

21 THIS IS WHAT'S HAPPENED IN BELL GARDENS.
22 I STILL -- IT TOOK ME A LONG TIME TO FIND OUT WHAT WAS
23 GOING ON RIGHT HERE IN BELL GARDENS. IT TOOK ME A LONG
24 TIME. I GOT SICK OVER THIS. MY HUSBAND GOT SICK. WE USED
25 TO CRY TOGETHER. THEY FINED US WITH MORE THAN \$1,200 AND

1 ABOUT 200 HOURS OF COMMUNITY WORK, WHICH I DON'T MIND. I
2 CAN GET DOWN AND I STAND UP AGAIN. I DON'T CARE HOW MANY
3 TIMES I FALL; I'M GOING TO STAND UP AGAIN BECAUSE I KNOW
4 HOW TO WORK AND MY HUSBAND KNOWS HOW TO WORK. THAT DOESN'T
5 BOTHER ME.

6 BUT MY RIGHTS HAVE BEEN VIOLATED. ALL
7 THESE THINGS HAVE BEEN GOING ON. WE HAVE TWO YEARS OF
8 PROBATION, WHICH I DIDN'T KNOW AT THAT TIME WHAT IT MEANT,
9 BUT THEN CARLOS LEVARIO, AN INSPECTOR, STARTED TO FOLLOW US
10 FOR ANYTHING. HE USED TO GO TAKE PICTURES OF TRASH CANS.
11 HE USED TO TAKE PICTURES OF EVERYTHING. HE USED TO JUST
12 PERSECUTE AND BOTHER US.

13 WE HAVE SEVEN UNITS -- SIX UNITS IN ONE
14 PLACE AND FIVE UNITS IN ANOTHER PLACE. HE THEN WENT TO THE
15 OTHER PROPERTY. MY HUSBAND HAD JUST PAINTED IT AND FIXED
16 THEM UP BECAUSE HE DOES THAT ANYWAY, AND HE STARTED TO GIVE
17 US LIST OF THINGS TO DO, WHICH I THINK HE GAVE US MORE THAN
18 SEVEN LIST OF THINGS TO DO. BUT THE WAY THIS PERSON -- I
19 DON'T SAY EVERYBODY BECAUSE THERE ARE SOME NICE PEOPLE IN
20 CITY HALL. BUT THE WAY THESE INSPECTORS ARE SARCASTIC,
21 COLD. IT SEEMS LIKE THEY DON'T HAVE NO FEELING WHEN THEY
22 COMMUNICATE WITH YOU.

23 I USED TO GIVE HIM THE LIST OF THINGS
24 THAT WE DID, AND HE DIDN'T EVEN LOOK AT THEM. HE DIDN'T
25 EVEN CHECK ON THEM. THEN HE HAND ME ANOTHER ONE AND

1 ANOTHER ONE, AND EVERY TIME IT WAS ANOTHER ONE UNTIL ONE
2 TIME I REMEMBER I GOT SO TIRED OF HIM AND I TOLD HIM,
3 "CARLOS, JUST TELL ME, WHEN ARE WE GOING TO FINISH? WHY
4 DON'T YOU JUST GIVE ME A BIG LIST AND GET IT OVER WITH IT?
5 WHAT DOES IT TAKE TO FINISH THIS?" AND I GOT SO SICK AND
6 TIRED BECAUSE MY HUSBAND HAS TO STOP WORKING TO GO AND SEE
7 HIM, AND I JUST GOT SO SICK OF OVER ALL THESE. AND I TOLD
8 HIM, "WHEN IS THIS NIGHTMARE GOING TO END?" AND HE TOLD ME,
9 "WHEN YOU DECIDE TO SELL." THEN HE WALK AWAY FROM ME. HE
10 DIDN'T EVEN LOOK AT ME.

11 I WENT TO CITY HALL AND I ASKED THE CITY
12 PLEASE NOT TO SEND LEVARIO AT MY HOUSE ANYMORE. I WAS VERY
13 UPSET. THEN HIS BOSS CAME OVER. I THINK IT WAS
14 MR. MARTINET. I KNOW THAT HE WAS RECORDING WHEN HE WAS
15 TALKING TO ME BECAUSE HIS RECORDER MADE NOISE IN HIS
16 POCKET.

17 THEY WERE TRYING TO FORCE ME TO TEAR A
18 WALL THAT WASN'T MINE. WE DID GET THE PERMIT TO DESTROY
19 THAT WALL. AND WHEN WE WERE GOING TO DESTROY THAT WALL,
20 THE NEIGHBOR ON THE OTHER SIDE SAID, "THAT FENCE IS MINE.
21 YOU CANNOT TOUCH IT. YOU TOUCH IT AND YOU'LL BE IN
22 PROBLEMS WITH ME."

23 SO MY HUSBAND WENT BACK TO CITY HALL TO
24 TELL THEM THAT THEY HAVE TO GIVE US IN WRITING WHAT THEY
25 WANT US TO DO. BUT THEY WON'T GIVE ME A LIST IN WRITING

1 THAT THEY WANTED THAT WALL TO BE DESTROYED. WELL, THEY
2 DIDN'T BOTHER ME ABOUT THAT WALL ANYMORE BECAUSE THEY
3 BOTHERED THE NEIGHBOR.

4 BUT THAT DAY I TALKED TO MR. LEVARIO'S
5 BOSS; MR. MARTINET I THINK IT IS. AND I REMEMBER VERY
6 CLEARLY THAT HE MENTIONED AGAIN THE SAME WORDS THAT
7 LEVARIO, "IF YOU WANT YOUR NIGHTMARES TO BE OVER, WHY DON'T
8 YOU SELL?"

9 THEN I ASKED HIM, "IF WE ALL GOING TO
10 SELL, WHO'S GOING TO BE THE OWNER?" I DIDN'T KNOW ABOUT
11 ALL THESE THINGS. I THOUGHT I WAS THE ONLY ONE BEING
12 PERSECUTED. SO THAT'S WHEN I STARTED TO PUT THIS PUZZLE
13 TOGETHER. WHY DO THEY WANT US TO SELL? IT TOOK A WHILE
14 BEFORE ALL THESE THINGS HAPPENED.

15 AND THEN AT ONE OF THE MEETINGS THAT I
16 HAD TO GO ABOUT THAT FENCE, I HEARD ABOUT THE REZONING AND
17 I COULDN'T BELIEVE IT. THAT CLICKED. THAT MAKES SENSE.
18 THEY WANT EVERY PROPERTY OWNER TO GIVE UP ALL THEIR
19 PROPERTY. THAT'S WHY THEY FORCE EVERYBODY TO SELL THEIR
20 PROPERTY.

21 AND THEN I STAND UP ON MY FEET, AND I
22 DECIDED -- I THOUGHT IF I WAS TREATED LIKE A CRIMINAL, IF I
23 HAD THE TERRIBLE FEELING -- I EVEN THOUGHT THAT I WAS
24 HAVING A NIGHTMARE -- IF I WENT THROUGH THAT VERY LOW
25 FEELING OF BEING A CRIMINAL, THEY MUST HAVE CASES AND

1 HUNDREDS OF INNOCENT PEOPLE IN JAIL BECAUSE THEY DON'T KNOW
2 THEIR RIGHTS. BECAUSE THEY DON'T KNOW HOW TO DEFEND
3 THEMSELVES. BECAUSE LIKE MR. BOOKER SAID, WE ARE IGNORANT.
4 THAT'S TRUE. WE HAVE RIGHTS. SOMEBODY HAS TO HEAR US.
5 SOMEBODY HAS TO PUT A STOP TO THIS.

6 MORE THAN 500 PEOPLE HAVE BEEN GOING
7 THROUGH HUNTINGTON PARK. MORE THAN 500 PEOPLE HAVE SEEN
8 THE SAME END THAT I SAW, MAKING ME FEEL LIKE A CRIMINAL. A
9 LOT OF PEOPLE IS INNOCENT, AND THEY'VE BEEN THROWN IN JAIL
10 BECAUSE OF THESE CROOKS.

11 THE CHAIR: LADIES AND GENTLEMEN, AGAIN, AS I
12 INDICATED IN MY OPENING REMARKS THIS IS NOT AN ADVERSARY
13 PROCEEDING. PLEASE REFRAIN FROM APPLAUDING. THIS IS JUST
14 A FACT-FINDING ITEM. WE'RE NOT HERE TO CAMPAIGN FOR
15 ANYBODY. WE'RE NOT HERE TO ENGAGE IN ANY KIND OF POLITICAL
16 ACTIVITY. WE'RE JUST TRYING TO LISTEN AND HEAR WHAT'S
17 BEING SAID. I KNOW YOU MAY APPRECIATE THE REMARKS THAT ARE
18 BEING SAID, BUT KINDLY REFRAIN FROM THE APPLAUSE. THANK
19 YOU.

20 MISS CHACON, WOULD THAT CONCLUDE YOUR
21 REMARKS?

22 MS. CHACON: NO.

23 THIS PROVES EVERYTHING. THIS PROVES
24 EVERYTHING.

25 THE CHAIR: YOU'RE HOLDING UP A PICTURE, MA'AM.

1 IT HAS A PICKUP TRUCK WITH A SIGN ON IT. SAYS "RE-ELECT
2 JUDGE RUSSELL F. SCHOOLING." AND THERE'S A PERSON AT THE
3 REAR OF THE PICKUP STRUCK.

4 MS. CHACON: THE PERSON RIGHT INSIDE HERE IS
5 MR. CLAUDE BOOKER.

6 THE CHAIR: DON'T MENTION ANY NAMES. I'M JUST
7 INDICATING AN IDENTIFICATION SO THE RECORD WILL BE CLEAR AS
8 TO WHAT ITEM YOU'RE HOLDING ON TO.

9 MS. CHACON: THE CITY MANAGER AND THE PERSON
10 THAT THIS PERSON IS CAMPAIGNING IS THE JUDGE THAT PERSECUTE
11 THE PEOPLE OF BELL GARDENS.

12 THE CHAIR: ARE YOU SUBMITTING THAT PICTURE AS
13 AN EXHIBIT, MA'AM?

14 MS. CHACON: YES.

15 THE CHAIR: ALL RIGHT. IT WILL BE MADE PART OF
16 THE RECORD.

17 MS. CHACON: SO THIS EXPLAINS A LOT OF THINGS.
18 I AM SPEAKING OUT FOR HUNDREDS OF PEOPLE THAT ARE PREY. I
19 AM HERE SPEAKING OUT FOR PEOPLE THAT THEY ARE PERSECUTING
20 IF THEY SPEAK UP. WHEN I BECAME A U.S. CITIZEN, I MADE A
21 PROMISE. WE SEND OUR CHILDREN TO FIGHT FOR OUR WAR. AND I
22 MADE A PROMISE AND I SWORE THAT I WAS GOING TO DEFEND THE
23 CONSTITUTION OF THE UNITED STATES.

24 AND WE HAVE A FIGHT RIGHT HERE IN BELL
25 GARDENS, AND WE'RE GOING TO FIGHT FOR IT. THE PROPERTIES

1 DON'T MEAN A THING TO US. TO ME, IT DOESN'T MEAN ANYTHING.
2 BUT THE VIOLATION OF OUR RIGHTS MAKE YOU FEEL AND SOMETIMES
3 EVEN WONDER "DID I DID SOMETHING WRONG?" LIKE I FELT THAT
4 MAYBE I KILLED SOMEBODY AND I DON'T KNOW. MAYBE I DID
5 SOMETHING WRONG. YOU MAKE ME DOUBT OF MYSELF. YOU MAKE ME
6 DOUBT IF I DID SOMETHING WRONG. AND THAT'S WHAT I'M GOING
7 TO FIGHT FOR.

8 AND THE SAME WAY I BEEN WALKED ON, THE
9 SAME WAY A LOT OF PEOPLE HAVE BEEN WALKED ON. I'M NOT
10 RUNNING FOR POLITICAL. I AM A HOUSEWIFE AND I AM VERY
11 PROUD OF, BUT I REPRESENT THE PEOPLE OF BELL GARDENS.

12 THANK YOU.

13 THE CHAIR: THANK YOU, MRS. CHACON.

14 NOW I ASK THAT BOTH OF YOU REMAIN HERE
15 BECAUSE MEMBERS OF THE PANEL HERE MAY HAVE SOME QUESTIONS
16 FOR YOU. I'LL BEGIN WITH MISS DAVIS.

17 MS. DAVIS: MISS CHACON AND MR. MARTINEZ, SINCE
18 THIS HAS BEEN GOING ON FOR A LONG TIME AND THERE ARE SO
19 MANY OF YOU, HAVE YOU FORMED ANY KIND OF COMMUNITY
20 ORGANIZATION TO GET TOGETHER TO TRY TO, YOU KNOW, FIGHT
21 THIS OR TO SHOW THE CITY OFFICIALS AT LEAST THERE ARE MANY
22 OF YOU THAT ARE GETTING TOGETHER?

23 MR. MARTINEZ: WELL, IN THE BEGINNING WHEN THEY
24 START TO DO THESE THINGS, WE -- MYSELF, I WAS THINKING IT
25 WAS PART OF THE LAW, OF THE SYSTEM OF THE UNITED STATES

1 LAW. SO I JUST DO WHATEVER -- THAT I TOLD YOU I DO
2 WHATEVER THEY ORDER ME. THEY TELL ME TO DO THIS, I DO IT.
3 EVERYTHING THAT THEY SAY, I DID IT.

4 BUT I -- WHEN WE NOTICE MORE AND MORE
5 PEOPLE WAS HURTING -- I TOLD YOU I WAS THE LUCKY ONE
6 BECAUSE SOME NEIGHBORS, EVEN THEY WENT TO JAIL JUST BECAUSE
7 THEY OWN A PROPERTY. AND IN THE BEGINNING WAS HARD BECAUSE
8 YOU FEEL LONELY AND YOU DON'T KNOW WHAT TO DO. AND LIKE I
9 TOLD YOU, WE ARE COMMUNITY OF WORKERS, SIMPLE PEOPLE WITH
10 DREAMS, A LOT OF DREAMS AND THE FAMILY.

11 SO WHEN THEY START THE REZONING, THEY
12 CALL US FOR MEETINGS, BUT THEY NEVER THOUGHT WE'RE GOING TO
13 REACT THIS WAY, AND THAT'S WHEN WE COME TOGETHER AND FORM A
14 NO REZONING COMMITTEE. THIS IS SPONSORED JUST FOR THE
15 CITIZEN OF BELL GARDENS.

16 THE CHAIR: MR. COOPER.

17 MR. COOPER: I JUST HAVE ONE THING FOR
18 CLARIFICATION THAT BOTH OF YOU MENTIONED, BUT I'LL ASK MORE
19 SPECIFICALLY MISS CHACON. YOU SAID THAT -- LET ME PUT IT
20 THIS WAY: ARE YOU SAYING THAT -- AND IF I'M WRONG ON THIS
21 AT ANY POINT, YOU CORRECT ME, PLEASE -- THAT EACH TIME YOU
22 SATISFIED A LIST OF VIOLATIONS, YOU AND YOUR HUSBAND, THAT
23 THE CITY INSPECTOR CAME OUT TO LOOK AT WHEN HE WAS
24 INSPECTING YOUR PROPERTY; THAT EACH TIME YOU CLEARED THOSE
25 VIOLATIONS, THAT THIS INSPECTOR WOULD THEN PRESENT YOU WITH

1 ANOTHER DIFFERENT LIST OF NEW VIOLATIONS SO THAT, IN
2 EFFECT, YOU COULD NEVER REALLY REACH THE END OF THE LIST OR
3 CLEAR ALL THE VIOLATIONS?

4 AM I UNDERSTANDING THAT FROM BOTH OF
5 YOU?

6 MS. CHACON: YES. NOT ONLY COMPLY WITH CALLING
7 AND WE GIVE HIM THE LIST, BUT SO SARCASTIC. HE DOESN'T
8 EVEN CHECK THE LIST AND HE HAD ALREADY ANOTHER ONE READY.
9 THAT'S WHAT SOMETIMES UPSETS.

10 MR. COOPER: DO WE HAVE THIS KIND OF
11 DOCUMENTATION, TOO, IN THE PAPER THAT YOU'VE GIVEN US FOR
12 THE RECORD?

13 MS. CHACON: I DO HAVE -- I WILL HAVE IT.

14 MR. COOPER: ALL RIGHT.

15 THE CHAIR: MR. MARTINEZ, YOU INDICATED THAT YOU
16 BEGAN HAVING PROBLEMS WITH THE INSPECTORS AFTER YOU WERE --
17 I BELIEVE YOU SAID THAT YOU SPOKE UP AT CITY MEETINGS; IS
18 THAT CORRECT?

19 MR. MARTINEZ: YEAH. ONCE AT ONE MEETING I GOT
20 IN MY MIND, I WAS IN A HURRY TO GO TO THE MEN'S ROOM IN ONE
21 MEETING, AND I -- ONE OF THE COUNCILS COMING OUT, AND I WAS
22 IN A HURRY. SO I GET INTO THE ROOM AND THE CITY MANAGER
23 WAS IN THERE AND HE CALLED ME NAMES, "HI, STUPID." AND HE
24 DON'T LET ME GET INTO. SO I EVEN PEED MYSELF RIGHT THERE
25 BECAUSE I WAS IN A HURRY. SO I HAVE TO GO HOME AND CHANGE

1 MY CLOTHES AND LEAVE MY WIFE RIGHT THERE FOR A LITTLE
2 WHILE.

3 WHEN I COME BACK, SHE WAS CRYING, ALMOST
4 CRYING AND MAD, BECAUSE THE CITY PLANNER DIRECTOR RIGHT
5 THERE, HE SIT DOWN RIGHT THERE. HE START CALLING NAMES TO
6 HER. SO I GET CONFUSED AND MAD AND I TRIED TO CALL HIS
7 ATTENTION. AND I HAD TO GO TO HIS UPPER OFFICER, AND I
8 CALLED ATTENTION TO HIM. BUT THAT'S THE WAY THEY CONDUCT
9 AGAINST US. THEY DON'T ATTACK VERBALLY OR PERSONAL. THEY
10 SEND THAT INSPECTOR TO THE PROPERTIES.

11 THE CHAIR: BEFORE THAT TIME, MR. MARTINEZ, HOW
12 LONG HAD YOU LIVED IN THE CITY?

13 MR. MARTINEZ: PARDON ME.

14 THE CHAIR: BEFORE THAT INCIDENT, HOW LONG HAD
15 YOU LIVED IN THE CITY?

16 MR. MARTINEZ: NINETEEN YEARS.

17 THE CHAIR: HAD YOU EVER BEEN BOTHERED BY ANY
18 CITY INSPECTORS BEFORE THAT TIME?

19 MR. MARTINEZ: BEFORE, YES.

20 THE CHAIR: YOU WERE.

21 MR. MARTINEZ: OH, YEAH.

22 THE CHAIR: THE INSPECTIONS STARTED BEFORE THIS
23 INCIDENT; IS THAT CORRECT?

24 MR. MARTINEZ: YES. BUT -- LIKE YOU SAID
25 YOURSELF RIGHT THERE, YOU NEVER END IT. BECAUSE SOON THEY

1 GOT YOU IN THEIR FILES, YOU ARE A PREY, AUTOMATIC.

2 THE CHAIR: BUT, MR. MARTINEZ, YOU MADE THE
3 STATEMENT THAT YOU WERE SPEAKING UP AT CITY MEETINGS, AND
4 THAT'S WHEN THE PROBLEMS STARTED WITH THE INSPECTORS.
5 THAT'S WHAT I UNDERSTOOD YOU TO SAY.

6 MR. MARTINEZ: OH, NO. THAT'S WHEN -- THAT'S
7 WHEN THEY -- I SAY MY ENGLISH IS NOT VERY EXPLICIT. AND
8 EVERY TIME YOU CONFRONT FOR SOMETHING -- IF YOU GO TO CITY
9 HALL RIGHT THERE FOR A QUESTION OR MADE A -- HOW I CAN SAY?
10 MADE A QUESTION. "WHY YOU DO THIS TO ME? WHY YOU GIVE ME
11 THIS TICKET?" OR WHATEVER, YOU FIND A VERY BAD ATTITUDE
12 RIGHT THERE.

13 AND THEN YOU NOT EVEN CAN SPEAK TO THEM
14 BECAUSE THEY SAY, "THAT'S THE WAY IT IS AND I'M GOING TO DO
15 WHATEVER I WANT IT. AND SHUT UP AND GO AND YOU'RE NEVER
16 GOING TO GET NOTHING RIGHT HERE." THINGS LIKE THAT, YOU
17 KNOW.

18 THE CHAIR: WHO WOULD SAY THAT TO YOU? I DON'T
19 WANT THE NAMES. WHAT I WANT TO KNOW IS WHAT OFFICES? WAS
20 IT CITY PLANNING? WAS IT --

21 MR. MARTINEZ: NO. THE --

22 THE CHAIR: WAIT A MINUTE. WAIT A MINUTE.

23 WAS IT THE CITY MANAGER? WAS IT ZONING
24 OR BUILDING AND SAFETY? WHAT DEPARTMENT? WHAT DEPARTMENT
25 WERE THESE PEOPLE IN THAT YOU WERE CONFRONTING?

1 MR. MARTINEZ: WELL, I'M NOT CONFRONTED. IT WAS
2 AN ACCIDENT FOR ME. BECAUSE I WENT INTO THE MEN'S ROOM AND
3 HE CALLED ME STUPID, THE CITY MANAGER.

4 THE CHAIR: MR. MARTINEZ, YOU INDICATED THAT YOU
5 WOULD GO TO THE CITY HALL TO INQUIRE ABOUT SOME THINGS THAT
6 YOU GOT, CITATIONS OR WHATEVER THEY WERE, AND THAT YOU
7 WOULD BE BELITTLED OR HARANGUED BY AN INDIVIDUAL. I WANT
8 TO KNOW WHAT DEPARTMENTS YOU WENT TO WHERE THIS ACTIVITY
9 TOOK PLACE.

10 MR. MARTINEZ: WELL, THE OFFICE RIGHT THERE AT
11 CITY HALL, THEY TAKE SEVERAL -- THEY TAKE THE INSPECTORS,
12 REHABILITATION AND THE PLANNING COMMISSION TOGETHER. SO ON
13 THE SAME TIME YOU CONFRONT EVERYONE RIGHT THERE. SO IT'S
14 NOT JUST ONE PERSON AND YOU DON'T DECIDE THAT END FOR EVERY
15 ONE WHO GOES OVER THERE.

16 THE CHAIR: OKAY. WHEN YOU GOT THE NOTICES FROM
17 THE INSPECTOR OF PROBLEMS WITH YOUR PROPERTY, DID YOU EVER
18 TELL THEM THAT YOU HAD PROBLEMS -- YOU HAD DIFFICULTY
19 FINANCIALLY IN CORRECTING THESE THINGS?

20 MR. MARTINEZ: THEY -- ONCE THEY -- ONE OF THE
21 INSPECTORS, SHE'S A WOMAN, SHE MENTIONED, "YOU CAN FIX IT.
22 WE CAN LOAN SOME MONEY TO YOU." BUT EVERYBODY'S AFRAID TO
23 GET MONEY FROM THE CITY FOR THE THINGS THAT HAPPENED RIGHT
24 NOW BECAUSE YOU NEVER KNOW HOW YOU'RE GOING TO END IT.

25 THE CHAIR: IT WAS AN INSPECTOR THAT TOLD YOU

1 THAT YOU COULD GET MONEY FROM THE CITY?

2 MR. MARTINEZ: YES.

3 THE CHAIR: HOW LONG INTO THE PROGRAM OR HOW
4 LONG AFTER YOU GOT THESE CITATIONS DID THE INSPECTOR GIVE
5 YOU THAT INFORMATION?

6 MR. MARTINEZ: WHEN I SAID THAT'S GOING TO BE
7 HARD, TOO. BECAUSE SHE WANT ME TO PUT ON A NEW FENCE AND
8 THAT FENCE DON'T BELONG TO ME, THE OLD ONE. AND I SAID,
9 "WELL, IF YOU WANT ME TO PUT ON A FENCE, WE HAVE TO TALK TO
10 ANOTHER OWNER AND GET TOGETHER," AND SHE -- SHE REMARK THIS
11 WAY: SHE SAID, "OH, NO. THAT KIND OF PEOPLE THEY ALWAYS
12 CLAIM THEY'RE AMERICAN CITIZENS, AND THEY DO -- THEY -- YOU
13 NOT EVEN CAN TALK TO THEM." BUT APPARENTLY SHE CAN TALK TO
14 US.

15 THE CHAIR: WHEN THE LADY -- WHEN THIS INSPECTOR
16 TOLD YOU ABOUT BORROWING MONEY FROM THE CITY, DID SHE
17 INDICATE TO YOU THEY WOULD BE LOW INTEREST LOANS?

18 MR. MARTINEZ: YES, THAT'S WHAT SHE SAID. SHE
19 SAID VERY LOW INTEREST LOAN.

20 THE CHAIR: DID SHE GIVE YOU ANY DOCUMENTATION
21 ABOUT THAT?

22 MR. MARTINEZ: NO.

23 THE CHAIR: DID SHE TELL YOU WHO TO GO SEE ABOUT
24 GETTING A LOW INTEREST LOAN?

25 MR. MARTINEZ: NO, SHE DON'T MENTION.

1 THE CHAIR: MRS. CHACON, YOU INDICATED THAT YOU
2 AND YOUR HUSBAND BORROWED MONEY TO COMPLY WITH THE DEMANDS
3 BY THE CITY FOR YOUR PROPERTY, TO CORRECT YOUR PROPERTY; IS
4 THAT RIGHT?

5 MS. CHACON: YES, SIR.

6 THE CHAIR: WERE YOU GIVEN ANY ASSISTANCE BY THE
7 CITY OR INFORMED THAT THE CITY WOULD ASSIST YOU BY
8 PROVIDING THESE LOW INTEREST LOANS FOR THIS CORRECTION?

9 MS. CHACON: NO.

10 THE CHAIR: DID YOU EVER RECEIVE ANY
11 DOCUMENTATION FROM THE CITY OR THE DEPARTMENT OF BUILDING
12 AND SAFETY OR THE PLANNING COMMISSION OR THE CITY MANAGER'S
13 OFFICE OR THE MAYOR'S OFFICE OR THE CITY CLERK'S OFFICE
14 INDICATING THAT LOW INTEREST LOANS WERE AVAILABLE FROM THE
15 CITY?

16 MS. CHACON: NO, SIR.

17 THE CHAIR: YOU INDICATED THAT YOU WENT TO COURT
18 AS A RESULT OF THESE PROPERTY CONDITIONS; IS THAT CORRECT?

19 MS. CHACON: YES, SIR.

20 THE CHAIR: WHEN YOU WENT TO COURT, HOW LONG
21 AFTER YOU WERE GIVEN THE NOTICE OF THE PROBLEM THAT EXISTED
22 WITH YOUR PROPERTY? WAS IT A COUPLE OF DAYS? WAS IT A
23 COUPLE OF MONTHS OR A YEAR OR WHAT?

24 MS. CHACON: SOON AS THEY GIVE US FIRST NOTICE
25 OF SOMETHING TO DO?

1 THE CHAIR: YES. RIGHT.

2 MS. CHACON: WELL, I'M NOT SURE IF IT WAS ABOUT
3 TWO OR THREE MONTHS AFTER. THEY CLAIM THAT THEY SEND US
4 NOTICE, AND WHEN WE RECEIVED -- WE ONLY RECEIVED THE NOTICE
5 FROM THE COURT. THE ONES THAT WE RECEIVED FOR THE THINGS
6 THAT WE HAVE TO DO, WE COMPLIED WITH.

7 THE CHAIR: DID YOU HAVE AN INSPECTOR COME OUT
8 OR REQUEST AN INSPECTOR TO COME OUT AND SEE -- TO INSPECT
9 AND DETERMINE THAT YOU DID, IN FACT, COMPLY.

10 MS. CHACON: NO. WE CALLED THEM AND I DON'T
11 REMEMBER THAT HE -- THAT IS, I DON'T REMEMBER THAT ANY
12 OTHER -- I DIDN'T KNOW ANY OF THE INSPECTORS PERSONALLY,
13 AND I KNOW -- THEY NEVER WENT OVER THERE OR SET UP A
14 MEETING TO GO AND SEE THE THINGS THAT HAVE TO BE DONE.

15 THE CHAIR: DID YOU HIRE SOMEBODY TO DO THESE
16 CORRECTIONS?

17 MS. CHACON: NO. I USED TO TAKE CARE OF MY
18 APARTMENTS. MYSELF AND MY HUSBAND.

19 THE CHAIR: DID HE DO THE CEMENT WORK?

20 MS. CHACON: YES. THERE WAS NO NEED FOR IT.

21 THE CHAIR: I UNDERSTAND WHAT YOUR POSITION IS.
22 I'M TRYING TO FIND OUT IF YOU HIRED A CONTRACTOR TO DO THE
23 WORK.

24 MS. CHACON: WE CALLED SOMEBODY FOR AN ESTIMATE,
25 BUT HE WAS AWFULLY HIGH. AND WE THOUGHT THE BEST THING TO

1 DO WAS MY HUSBAND TO FIND SOMEBODY.

2 THE CHAIR: YOU HAD SOMEBODY HELP YOU DO IT?

3 MS. CHACON: SOMEBODY HELP.

4 THE CHAIR: THAT WAS FOR THE CEMENT AND THE
5 GRASS WORK; IS THAT CORRECT?

6 MS. CHACON: NO. THE GRASS I DID MYSELF WITH MY
7 CHILDREN.

8 THE CHAIR: WAS THAT WORK COMPLETED BEFORE YOU
9 HAD TO GO TO COURT?

10 MS. CHACON: IT WAS COMPLETED AND I HAVE THE
11 RECEIPTS AND I HAVE MY TENANTS TO TESTIFY THAT EVERYTHING
12 WAS DONE. AND THE PICTURES THAT WERE TAKEN, THEY WERE
13 PRESENTED. THEY WERE ALL PICTURES AND THAT'S ALL.

14 THE CHAIR: DID YOU PRESENT THESE PICTURES TO
15 THE PUBLIC DEFENDER?

16 MS. CHACON: THERE WAS NO CHANCE FOR ANYTHING.

17 THE CHAIR: I'M ASKING YOU IF YOU PRESENTED THEM
18 TO HIM.

19 MS. CHACON: THERE WAS NO OPPORTUNITY.

20 THE CHAIR: DID HE ASK YOU QUESTIONS ABOUT THE
21 FACT THAT YOU WERE A PROPERTY OWNER AND THAT HE COULDN'T
22 REPRESENT YOU BECAUSE YOU OWNED PROPERTY?

23 MS. CHACON: NO.

24 THE CHAIR: DID YOU HAVE TO PAY MONEY TO THE
25 COUNTY FOR THE PUBLIC DEFENDER'S REPRESENTING YOU?

1 MS. CHACON: YES. YES.

2 THE CHAIR: THERE WAS NO QUALIFICATION BY THE
3 PUBLIC DEFENDER TO DETERMINE WHETHER OR NOT YOU WERE
4 ELIGIBLE FOR THE SERVICES OF THE PUBLIC DEFENDER; IS THAT
5 CORRECT.

6 MS. CHACON: YEAH. I BELIEVE THAT MY HUSBAND
7 SAID THAT WE DIDN'T NEED NO LAWYER BECAUSE WE CAN REPRESENT
8 OURSELVES. WE THOUGHT IT WAS A SIMPLE MATTER. AND THEY
9 SAID THAT WE CANNOT DO IT OURSELF. SO THEY BRING THIS
10 PERSON TO US.

11 THE CHAIR: WHEN WAS THAT IN TIMES OF -- PARDON
12 ME -- IN TERMS OF YEARS? WAS IT 1987?

13 MS. CHACON: 1987

14 THE CHAIR: DO YOU REMEMBER WHO THE PUBLIC
15 DEFENDER WAS?

16 MS. CHACON: MR. WEBB, I THINK IS HIS NAME.

17 THE CHAIR: WHEN YOU TOLD US ABOUT WHAT TOOK
18 PLACE IN THE COURTROOM, IN JUDGE SCHOOLING'S COURT, WAS
19 THAT YOUR ONLY APPEARANCE IN COURT?

20 MS. CHACON: WOULD YOU ASK AGAIN?

21 THE CHAIR: YOU TOLD US ABOUT WHEN YOUR HUSBAND
22 WAS HANDCUFFED, ETC. WAS THAT YOUR ONLY APPEARANCE IN
23 JUDGE SCHOOLING'S COURT?

24 MS. CHACON: NO. ONE TIME -- THE FIRST TIME I
25 THINK THAT THEY JUST WANTED TO REPRESENT US. SO I THINK

1 THEY DID.

2 THREE APPEARANCE. I THINK IT WAS THREE
3 TIMES THAT WE APPEARED, AND IT WAS DATED TO DIFFERENT TIMES
4 BECAUSE -- I FORGOT THE REASONS.

5 THE CHAIR: THAT'S OKAY. WHAT I'M TRYING TO
6 FIND OUT IS THE INCIDENT THAT YOU TOLD US ABOUT, WAS THAT
7 THE LAST APPEARANCE?

8 MS. CHACON: THAT WAS THE LAST APPEARANCE.

9 THE CHAIR: DID YOU, IN FACT, YOU AND/OR YOUR
10 HUSBAND, SAY TO THE JUDGE THAT YOU WERE GUILTY OF THESE
11 VIOLATIONS?

12 MS. CHACON: NO.

13 THE CHAIR: IT WAS ONLY THE PUBLIC DEFENDER THAT
14 SAID THAT; IS THAT CORRECT?

15 MS. CHACON: YES.

16 THE CHAIR: OVER YOUR OBJECTION THE JUDGE
17 SENTENCED YOU, IS THAT WHAT YOU'RE SAYING, TO PROBATION
18 AND --

19 MS. CHACON: YES. YES.

20 THE CHAIR: -- WHATEVER OTHER TERMS HE IMPOSED
21 UPON YOU?

22 MS. CHACON: YES.

23 THE CHAIR: DID YOU EVER SEEK ANY ASSISTANCE
24 FROM ANY COUNTY OR STATE AGENCY RELATIVE TO YOUR PROBLEM
25 WITH RESPECT TO THE PROPERTY?

1 MS. CHACON: NO. WE DIDN'T KNOW WHERE TO GO.

2 THE CHAIR: AFTER COURT, AFTER THIS INCIDENT
3 THAT YOU TALKED ABOUT WITH THE COURT WHEN YOU WERE ON
4 PROBATION, YOU TALKED ABOUT THIS MAN, I BELIEVE HIS NAME
5 WAS CARLOS LEVARIO.

6 MS. CHACON: YES.

7 THE CHAIR: YOU SAID HE CAME TO YOUR HOUSE MANY
8 TIMES OR TO YOUR PROPERTY, AND HE WAS ALWAYS INSPECTING; IS
9 THAT RIGHT?

10 MS. CHACON: THAT'S RIGHT.

11 THE CHAIR: WAS HE HANDING YOU A LIST OF
12 VIOLATIONS TO CORRECT?

13 MS. CHACON: NO, HE DIDN'T. HE USED TO COME TO
14 INSPECT OR TAKE PICTURES. MY TENANTS WOULD JUST LET ME
15 KNOW CARLOS WAS HERE THIS MORNING OR CARLOS WAS HERE.

16 THE CHAIR: HE NEVER COMMUNICATED WITH YOU ABOUT
17 ANYTHING WRONG WITH YOUR PROPERTY AFTER YOU WENT TO COURT;
18 IS THAT RIGHT?

19 MS. CHACON: YES.

20 THE CHAIR: NOW, YOU'VE INDICATED ALSO MORE THAN
21 500 PEOPLE HAVE BEEN GOING TO HUNTINGTON PARK COURT; IS
22 THAT RIGHT?

23 MS. CHACON: I THINK THERE ARE 560. THAT'S
24 ACCORDING TO THE NEWSPAPERS.

25 THE CHAIR: WHAT NEWSPAPER IS THAT?

1 MS. CHACON: I THINK THE CITY PAPER, THE "WHAT'S
2 HAPPENING," AND ALSO I THINK -- IF I'M NOT SURE, I THINK IT
3 WAS THE "L.A. TIMES." I'M NOT SURE.

4 THE CHAIR: DO YOU KNOW HOW MANY PEOPLE WENT TO
5 JAIL?

6 MS. CHACON: WE HEARD ABOUT TWO OR THREE PEOPLE
7 IN OUR COMMITTEE, WHEN WE FORMED THE COMMITTEE THAT WE
8 FORMED.

9 THE CHAIR: ALL RIGHT. THANK YOU VERY MUCH.

10 MS. DAVIS: I HAVE SOME FOR CLARIFICATION.

11 THE CHAIR: MISS DAVIS.

12 MS. DAVIS: MISS CHACON. YOU MENTIONED THE
13 HOUSING AUTHORITY. ARE YOU UNDER SECTION 8? IN OTHER
14 WORDS, DO YOU RENT YOUR APARTMENTS UNDER THE HOUSING
15 AUTHORITY SECTION 8 PROGRAM?

16 MS. CHACON: YES.

17 MS. DAVIS: SO IN ADDITION TO THE CITY DOING
18 INSPECTIONS, DOES THE HOUSING AUTHORITY ALSO REVIEW
19 ANNUALLY?

20 MS. CHACON: YES. I -- EVERY TENANT HAVE A
21 DIFFERENT DATE TO BE INSPECTED. SO ALL YEAR ROUND SOMEBODY
22 HAS INSPECTION. SO THEY DO TAKE CARE OF INSPECTION
23 GENERALLY. EVERY TIME THEY GO FOR PARTICULAR PERSON,
24 THEY'LL EXAMINE THE PLACE.

25 MS. DAVIS: DO YOU GET A CERTIFICATE OF APPROVAL

1 CERTIFYING?

2 MS. CHACON: YES.

3 MS. DAVIS: HAVE YOU EVER PRESENTED THOSE
4 CERTIFICATES TO THE CITY THAT YOU WERE IN COMPLIANCE WITH
5 THESE OTHER SPECIFICATIONS FOR YOUR PROPERTY?

6 MS. CHACON: NO. I THOUGHT THAT IT WAS
7 DIFFERENT DEPARTMENTS. I DIDN'T KNOW.

8 MS. DAVIS: OKAY. I JUST WANTED TO KNOW.

9 THE OTHER THING IS WHEN THEY GIVE YOU
10 THE -- NOW, THIS IS THE CITY -- WHEN THEY GIVE YOU THE LIST
11 OF IMPROVEMENTS FOR CHANGES THAT YOU HAVE TO MAKE TO YOUR
12 PROPERTY, HAVE YOU EVER ASKED FOR AN EXTENSION OF TIME IN
13 WHICH TO COMPLY WITH THE ORDER, AND HAVE YOU BEEN GRANTED
14 EXTENSIONS?

15 MS. CHACON: WE ASK FOR AN EXTENSION ON THE
16 CEMENT BECAUSE IT WAS SO EXPENSIVE, AND AT THE TIME MY
17 HUSBAND WAS VERY SICK OF HIS BACK. AND I STILL HAVE THAT
18 LETTER THAT I WROTE, HANDWRITING, BECAUSE I -- I DID IT IN
19 SPANISH.

20 MS. DAVIS: WERE YOU GRANTED THE EXTENSION?

21 MS. CHACON: NO.

22 MS. DAVIS: MR. MONTEZ, WOULD YOU LIKE TO ENTER
23 THIS FOR THE RECORD, ALSO?

24 MS. CHACON: EXCUSE ME.

25 MS. DAVIS: MR. CHAIRMAN, THIS IS A LETTER WHERE

1 THEY ASKED FOR AN EXTENSION, BUT IT'S IN SPANISH. AND IT
2 WAS NOT GRANTED.

3 DID THEY TELL YOU WHY YOU COULD NOT HAVE
4 AN EXTENSION?

5 MS. CHACON: NO.

6 MS. DAVIS: IS THIS THE CASE OR THE SITUATION
7 WHEN YOU WENT INTO COURT BECAUSE OF THIS?

8 MS. CHACON: YES.

9 MS. DAVIS: THAT'S THE CASE THAT THEY TOOK TO
10 COURT.

11 THE CHAIR: THIS LETTER THAT YOU'VE SUBMITTED TO
12 MISS DAVIS DATED 2-4-87, IS THIS THE CASE THAT YOU WERE
13 INVOLVED IN THE COURT?

14 MS. CHACON: YEAH. THAT'S WHY WE -- I THOUGHT.
15 THAT'S WHY WE HAVE PROOF THAT WE DID ASK AND THAT WE COMPLY
16 WITH THE CEMENT. AND THE BACK IS OUR RECEIPTS FOR THE
17 GRASS AND THE FENCE. THAT, TOO.

18 THE CHAIR: BETWEEN THE TIME WE EXCUSE YOU AND
19 THE NEXT SPEAKER, WE'D LIKE TO HAVE THE INTERPRETER READ
20 THIS INTO THE RECORD, THIS LETTER DATED 2-4-87 FROM THE
21 CITY OF BELL GARDENS. AND THEN WE CAN RETURN IT TO YOU.

22 I'D LIKE TO THANK BOTH OF YOU FOR
23 ATTENDING HERE TODAY, AND IF YOU HAVE ANY FURTHER
24 INFORMATION WITH RESPECT TO THESE ISSUES, YOU CAN REMAIN.
25 AGAIN, AS INDICATED TO YOU BEFORE, THIS RECORD CAN BE

1 AUGMENTED.

2 AGAIN, I THANK YOU VERY MUCH FOR YOUR
3 ATTENDANCE HERE TODAY.

4 LADIES AND GENTLEMEN.

5 ALL RIGHT. MR. INTERPRETER, YOU CAN GO
6 AHEAD AND READ THAT INTO THE RECORD.

7 THE INTERPRETER: (READING)

8 "CITY OF BELL GARDENS

9 "DEAR REINA ORTIZ:

10 "I WRITE YOU THIS NOTE
11 WITH REGARDS TO MY PROPERTY OF 5903 GALLANT
12 STREET, AND THAT THERE EXISTS A PROBLEM
13 OF CONCRETE OR PAVEMENT. I ADMIT THAT
14 IT'S NECESSARY TO FIX THESE PROBLEMS,
15 AND WE ARE GOING TO CORRECT THEM AS
16 SOON AS POSSIBLE. AT THIS TIME WE
17 CAN'T BECAUSE MY HUSBAND IS NOT WORKING,
18 BUT AS SOON AS WE GET BETTER IN THIS
19 PROBLEM, WE WILL FIX THE PAVEMENT.

20 "THANK YOU FOR YOUR
21 ATTENTION.

22 "SINCERELY, MARIA CHACON."

23 THE CHAIR: THANK YOU, SIR.

24 FOR THOSE OF YOU WHO HAVE LOOKED AT THE
25 AGENDA, WE ARE GOING TO ALTER IT SOMEWHAT BECAUSE OF A

1 PERSONAL PROBLEM ONE OF THE SPEAKERS HAS. ASK AT THIS TIME
2 MR. JERRY GERARD TO STEP FORWARD, PLEASE.

3 GOOD MORNING, MR. GERARD. IF YOU'D BE
4 SEATED, SIR, AND PICK UP THAT MICROPHONE. HOLD IT JUST A
5 LITTLE BELOW YOUR MOUTH AND INTRODUCE YOURSELF AND YOU MAY
6 PRESENT YOUR STATEMENT.

7 MR. GERARD: ARE YOU READY NOW?

8 THE CHAIR: WE'RE READY.

9 MR. GERARD: OKAY. MAINLY I WAS ASKED TO COME
10 OVER HERE BECAUSE OF THE ISSUES THAT ARE HAPPENING HERE IN
11 BELL GARDENS. I HAVE TWO PROPERTIES OVER HERE IN BELL
12 GARDENS. ONE THAT I BOUGHT TEN YEARS AGO AND ONE ABOUT TWO
13 YEARS AGO.

14 IT IS ABOUT TWO YEARS AGO WHEN I HAD CUT
15 SOME BRANCHES IN ONE OF THE TREES IN THIS PROPERTY. THIS
16 PROPERTY IS A QUADRIplex. IT'S A HOUSE AND THREE UNITS IN
17 THE BACK. AND I TRY TO KEEP IT AS NICE AND DECENT AS I
18 WOULD LIKE TO HAVE IT FOR MYSELF. SO I MAINTAINED THIS
19 PROPERTY. BUT I CUT SOME BRANCHES AND THE BRANCHES
20 OBVIOUSLY FORMED A WHOLE BUNCH OF DEBRIS, AND I HAD TO HIRE
21 SOMEONE TO COME AND HAUL THIS THING AWAY.

22 SO AT THAT TIME I GOT CITATIONED. THAT
23 WAS THE FIRST ONE THAT I GOT. SO I IMMEDIATELY CLEANED THE
24 AREA, AND I ASKED THE GUYS TO GO AHEAD AND CHECK THAT I HAD
25 ALREADY CLEANED. THEY CAME BACK AND THE NEXT THING I GOT

1 WAS A LIST OF INFRACTIONS THAT I HAD. LET ME SEE IF I HAVE
2 IT HERE.

3 THIS LISTING -- THEY WERE LISTING THINGS
4 THAT THEY SAID WERE WRONG WITH THE -- LIKE MISSING UNDER
5 FLOOR VENTS. THERE WERE SOME VENTS ON THE SIDE OF THE
6 HOUSE THAT WERE MISSING. WELL, I GUESS IT WAS ONLY ONE
7 BECAUSE THAT'S ALL I COULD FIND. SOME KID HAD JUST RIPPED
8 IT OFF. SO I REPLACED IT. THEN I HAD SOME ELECTRICAL
9 WIRING PROBLEM OVER HERE. I ASKED THE INSPECTOR TO COME
10 OVER WITH ME BECAUSE I ASKED A CONTRACTOR TO CHECK, AND HE
11 COULDN'T FIND ANYTHING WRONG WITH IT.

12 SO FINALLY THE INSPECTOR CAME AND HE
13 SAID, "WELL, WHAT HAPPENS IS WHERE THE CABLE GOES INTO THE
14 BUILDING, THERE IS A LITTLE CRACK ON THE WALL. YOU HAVE TO
15 PLASTER THE WALL." AND THEN HE SAYS, "WELL, YOU HAVE OVER
16 HERE A TRASH BIN. YOU HAVE TO ENCLOSE THE TRASH BIN." AND
17 I SAID, "HOW DO YOU WANT IT ENCLOSED? WITH A -- CAN IT BE
18 WOOD? CAN IT BE CONCRETE? HOW DO YOU WANT THE ENCLOSURE
19 TO BE?" HE SAYS, "YOU CAN USE ANY MATERIAL." AND I SAID,
20 "WHERE DO YOU WANT IT BUILT BECAUSE HERE IS WHERE I HAVE
21 THE TRASH BIN? IS IT OKAY IF I JUST BUILD IT AROUND THE
22 TRASH BIN?" HE SAYS "YES."

23 SO I WENT AHEAD AND HAD SOMEONE BUILD AN
24 ENCLOSURE FOR THE TRASH BIN. THEN THEY CAME AND OVER HERE
25 THEY SAY "GARBAGE CAN STORED IN FRONT OR SIDE YARDS AND

1 VISIBLE FROM PUBLIC STREET." AND I CHALLENGED HIM TO THAT
2 BECAUSE I HAVE A TRASH BIN. SO THERE ARE NO TRASH CANS IN
3 THE PROPERTY. AND THEY SAID, "WELL, WE WERE TALKING ABOUT
4 THE TRASH BIN." BUT OVER HERE IT LISTS "GARBAGE CAN STORED
5 IN FRONT OR SIDE YARDS VISIBLE FROM A PUBLIC STREET." SO
6 IT WAS NOT TRUE.

7 THEN THEY ALSO CAME UP WITH THAT ONE OF
8 THE UNITS BUILT 50 YEARS AGO, THE PERMIT HAD EXPIRED AND
9 THAT UNIT SHOULD HAVE BEEN A CARPORT, NOT OCCUPIED BY ANY
10 TENANT. WHEN I BOUGHT IT, IT WAS THAT WAY BECAUSE IT HAD
11 BEEN BUILT 50 YEARS BEFORE. BUT, ANYWAY, I WENT AHEAD AND
12 DESTROYED THE PROPERTY AND CONVERTED IT INTO A GARAGE.

13 I WENT TO THE CITY AND I ASKED WHAT
14 PERMITS DO I NEEDED, AND THEY SAID, "YOU DON'T NEED ANY
15 PERMITS. ALL YOU HAVE TO DO IS CONVERT IT BACK INTO A
16 GARAGE IF YOU WANT TO."

17 SO I GOT THE SPECIFIC DRAWINGS, AND I
18 HAD THESE DRAWINGS APPROVED BY THE PLANNER, THE CITY
19 PLANNER. AND THEY WERE APPROVED TO EXISTING HOUSE
20 CONVERTED INTO GARAGE. SO THE INSPECTOR, AGAIN, CAME BACK
21 AND SAID, "YOU CANNOT HAVE A GARAGE THERE. YOU HAVE TO
22 HAVE A CARPORT." I SAID "HOLD IT." HE DIDN'T KNOW I HAD
23 THIS THING APPROVED ALREADY BY THE CITY. HE THOUGHT --
24 BECAUSE HE'S SLOWLY ADDING A LITTLE BIT MORE EVERY TIME. A
25 LITTLE BIT MORE EVERY TIME.

1 SO I WENT WITH HIM TO THE CITY. I SAID,
2 "I'LL HAVE A MEETING WITH YOU AT THE CITY SUCH AND SUCH A
3 DAY." SO I WENT THERE AND WE HAD A MEETING THERE. AND THE
4 CITY PLANNER SHOWED HIM THAT, YEAH, THAT WAS A GARAGE AND
5 IT WAS LEGAL AND IT WAS OKAY; THAT THERE WAS NO PROBLEM.
6 OKAY.

7 AND SO HE SAYS, "WELL, NOW ALL I HAVE TO
8 DO IS CHECK INSIDE OF ALL THE UNITS." I SAID, "GO AHEAD.
9 CHECK. BECAUSE I HAVE NO PROBLEM." AND HE CAME BACK AND
10 SAID, "WELL, YOU NEED TO PAINT THE BATHROOM IN ONE OF THE
11 UNITS, AND THERE IS A LITTLE THING HERE, A LITTLE THING
12 THERE." OKAY. I SAID, "I'LL GO AND DO IT." SO I WENT AND
13 DID EVERYTHING HE SAID. SO HE CAME BACK AND SAID, "NOW I
14 WANT TO INSPECT THE FRONT HOUSE THAT I HAVE NOT INSPECTED.
15 AND I ALSO WANT TO INSPECT INSIDE OF THE GARAGE. AND BY
16 THE WAY," HE SAYS, "I THINK THAT ONE OF THE WINDOWS THAT
17 YOU HAVE IN THE GARAGE IS ILLEGAL."

18 THIS IS AFTER TWO YEARS OF PROBABLY AT
19 LEAST FOUR OR FIVE MEETINGS WITH DIFFERENT AUTHORITIES OF
20 THE CITY. TWO WITH THE BOARD, THE CITY BOARD, AND TWO WITH
21 THE LEGAL PERSON OVER THERE AND ONE WITH THE PLANNER. SO
22 THAT'S FIVE MEETINGS THAT I HAD WITH THIS INSPECTOR. TODAY
23 AT 11 O'CLOCK I HAVE ANOTHER MEETING WITH HIM. HE WANTS TO
24 GO UP AND CHECK THE GARAGE AGAIN.

25 AND THIS THING IS DRIVING ME CRAZY.

1 RIGHT NOW I AM UNDER THE TREATMENT OF A DR. ZARENDER
2 BECAUSE OF THIS . I TOLD HIM I'M AFRAID THAT I'M GOING TO
3 LOSE MY NERVES AND I'M GOING TO JUMP ON TOP OF THIS
4 INDIVIDUAL BECAUSE HE'S -- HE'S CARLOS LEVARIO BY THE WAY.

5 THE AUDIENCE: JUMP ON HIM.

6 MR. GERARD: JUMP?

7 THE AUDIENCE: JUMP ON HIM.

8 MR. GERARD: SO HE PRESCRIBED SOME MEDICINE. SO
9 I'M TAKING THAT MEDICINE SO THAT'S WHY I'M SO PEACEFUL
10 TODAY. I'M REALLY VERY ANGRY. I'M SUFFERING FROM ANGER
11 BECAUSE OF THESE CONTINUOUS NICKEL AND DIME TYPE OF
12 PERTURBANCE OF THE PEACE OF A CITIZEN THAT IS TRYING TO
13 HAVE A PROPERTY, AND A PROPERTY THAT IS IN PERFECT
14 CONDITION.

15 AND THAT SHOULDN'T BE ALLOWED, BY ANY
16 LEGAL MEANS, TO BE -- IF YOU INVEST YOUR MONEY IN A CITY
17 AND YOU HAVE THAT PROPERTY -- I HAVE INVESTED MY LIFE
18 SAVINGS IN THIS CITY OF BELL GARDENS. MY WIFE AND I, WE
19 ARE BOTH PROFESSIONAL PEOPLE. WE HAVE WORKED ALL OUR LIVES
20 AND ALL OUR SAVINGS ARE SUNK HERE. I HAVE PUT ONE OF THE
21 PROPERTIES FOR SALE, BUT IT CANNOT SELL BECAUSE THE BANKS
22 DON'T WANT TO LEND MONEY ON A CITY THAT IS PERSECUTING THE
23 OWNERS. AND MOST OWNERS OBVIOUSLY ARE NOT GOING TO BUY IN
24 THE CITY THAT HAS GIVEN THEM HEADACHES.

25 SO THERE IS A PROPERTY FOR SALE. I JUST

1 BOUGHT IT TWO YEARS AGO. AND IF THE CITY IS TRYING TO
2 DRIVE ME CRAZY SO I GAVE IT AWAY, I CANNOT DO IT BECAUSE
3 THOSE ARE MY LIFE SAVINGS. I HAVE TO PROTECT IT. AND I
4 NEED PROTECTION FROM SOMEONE, I GUESS.

5 BUT I WOULD LIKE THIS THING TO END. I
6 MEAN, WHAT DO THEY WANT? I HAVE COMPLIED WITH EVERY
7 REQUIREMENT THAT THEY HAVE ASKED, AND THEY STILL -- LIKE
8 TODAY I'M GOING TO GO AGAIN. AFTER TWO YEARS HE MENTIONS
9 NOW THAT ONE OF THE WINDOWS IN THE GARAGE, IT'S ILLEGAL.
10 LIKE SOMEONE WAS TELLING ME, PROBABLY NEXT MONTH HE'S GOING
11 TO MENTION THAT ANOTHER WINDOW IN THE GARAGE IS ILLEGAL,
12 AND PROBABLY SIX MONTHS FROM TODAY ANOTHER WINDOW IS GOING
13 TO BE ILLEGAL AND SO FORTH. IT'S DRIVING ME CRAZY.

14 WHAT CAN I DO? I DON'T KNOW.

15 THE AUDIENCE: SELL YOUR PROPERTY.

16 MR. GERARD: I AM TRYING TO SELL IT.

17 THE CHAIR: MR. GERARD, DO YOU HAVE ANY OTHER
18 INFORMATION TO -- DO YOU HAVE ANY DOCUMENTS THAT YOU WISH
19 TO SUBMIT, NUMBER ONE?

20 MR. GERARD: WELL, I HAVE -- THIS IS ONE OF THE
21 CITATIONS THAT THEY GAVE ME.

22 THE CHAIR: WE'LL MAKE THAT PART OF THE RECORD.

23 MR. GERARD: THIS IS WHERE I COMPLY WITH THE
24 CITY.

25 THE CHAIR: ARE THESE COPIES OF YOUR DOCUMENTS?

1 MR. GERARD: NO. THOSE ARE THE ONLY ONES THAT I
2 HAVE.

3 THE CHAIR: I'D ASK THAT YOU, IN ORDER TO
4 PRESERVE YOUR RECORD, IF YOU WOULD PROVIDE US AFTER TODAY
5 WITH COPIES OF THESE DOCUMENTS SO THAT THEY CAN BE MADE
6 PART OF THE RECORD. WOULD YOU DO THAT FOR US?

7 MR. GERARD: YES.

8 THE CHAIR: ALL RIGHT.

9 MR. GERARD: HERE AGAIN, THIS IS THE TRASH BIN.
10 I BUILT THE TRASH BIN AND AFTER I HAD BUILT THE TRASH BIN,
11 THE INSPECTOR SAID, "WELL, YOU SHOULDN'T HAVE BUILT IT
12 THERE. YOU WEREN'T SUPPOSED TO BUILD IT OVER THERE." I
13 SAID, "WHEN YOU WERE HERE, I ASKED YOU. I SAID WAS IT OKAY
14 TO BUILD IT HERE; YOU SAID, 'NO. YOU HAVE TO BUILD IT OVER
15 THERE.'" SO ACTUALLY HE SAID, "YOU HAVE TO GO TO THE CITY
16 AND ASK THEM."

17 SO I WENT TO THE CITY. THEY SAID LINE
18 IT UP WITH THE HOUSE. SO I HAD TO DESTROY THE TRASH BIN I
19 HAD ALREADY BUILT AND BUILT A NEW ONE. HERE'S THE PERMIT
20 CHANGING THE TRASH BIN FROM ONE AREA TO THE OTHER. SO THAT
21 THEY'VE BEEN -- I'VE BEEN COMPLYING WITH EVERYTHING THEY
22 HAVE ASKED. AND, NEVERTHELESS, THEY CONTINUE. TODAY I'M
23 GOING FOR ANOTHER INSPECTION.

24 THE CHAIR: MISS DAVIS, DO YOU HAVE ANY
25 QUESTIONS OF MR. GERARD?

1 MS. DAVIS: NO.

2 THE CHAIR: MR. COOPER?

3 MR. COOPER: NO, NOT REALLY OF MR. GERARD.

4 I'M JUST CURIOUS I'M WONDERING ABOUT THE
5 CITY INSPECTION POLICY. I THINK THAT'S SOMETHING THAT WE
6 SHOULD HAVE INFORMATION ABOUT. THE WAY THIS SEEMS TO BE
7 PROCEEDING, I FEEL IN THE DARK ON WHAT IS THE PROPER POLICY
8 FOR CITY INSPECTIONS OF THESE PROPERTIES FOR CODE
9 VIOLATIONS. THERE DOESN'T SEEM TO BE AN ANSWER YET FOR
10 THAT.

11 THE CHAIR: MR. GERARD, I HAVE A COUPLE
12 QUESTIONS I'D LIKE TO ASK YOU WITH RESPECT TO THE
13 STATEMENTS THAT YOU'VE MADE.

14 YOU HAVE INDICATED THAT YOU HAVE TWO
15 PROPERTIES IN THE CITY OF BELL GARDENS. ARE YOU A BELL
16 GARDENS RESIDENT?

17 MR. GERARD: NO, I AM NOT.

18 THE CHAIR: BUT YOU ARE FREQUENTLY ON YOUR
19 PROPERTY OR INSPECTING YOUR PROPERTIES THAT YOU HAVE HERE?

20 MR. GERARD: YES, I HAVE. UNTIL RECENTLY I
21 WORKED IN DOWNEY. SO I -- IT'S ONLY LIKE TEN MINUTES AWAY
22 FROM HERE. SO I COME OVER HERE AT LEAST THREE OR FOUR
23 TIMES PER WEEK.

24 THE CHAIR: SO YOU'RE ALMOST IN CONSTANT
25 POSITION TO MONITOR YOUR PROPERTIES; IS THAT CORRECT?

1 MR. GERARD: YES, I DO. ALSO, I HAVE PEOPLE IN
2 CHARGE OF CLEANING AND MOWING THE LAWN. SO I PAY FOR THE
3 MAINTENANCE OF THOSE PROPERTIES.

4 THE CHAIR: MR. GERARD, DO YOU EVER ATTEND ANY
5 CITY COUNCIL MEETINGS IN BELL GARDENS.

6 MR. GERARD: I HAVE ATTENDED A COUPLE OF THEM,
7 YES.

8 THE CHAIR: HAVE YOU EVER VOICED ANY OBJECTIONS
9 TO ANYTHING THAT WENT ON IN ANY OF THE MEETINGS?

10 MR. GERARD: WHEN I WENT TO ONE OF THE CITY
11 COUNCIL MEETINGS, WHICH I DO RECALL TWO OF THEM, I VOICED
12 ONCE -- I DID SAY THAT I WANTED TO FIND OUT IF THERE'S AN
13 END TO THIS CONTINUOUS INVESTIGATION THAT NEVER ENDS, NEVER
14 ENDS, NEVER ENDS.

15 YOU DO THE WORK AND THEY COME BACK AND
16 THEY FIND SOMETHING ELSE NEEDS TO BE FIXED. AND THEN WHEN
17 YOU FIX THAT, THEN THEY COME BACK AND THEY FIND SOMEBODY
18 ELSE. OBVIOUSLY, THIS THING IS GOING TO GO ON FOREVER.

19 THE CHAIR: WAS THERE A RESPONSE GIVEN TO THAT
20 INQUIRY AT THE CITY COUNCIL MEETING?

21 MR. GERARD: THEY GAVE ME 30 DAYS AND ANOTHER
22 MEETING WITH THE INSPECTOR. THERE'S WHERE I MET THE
23 INSPECTOR AGAIN.

24 THE CHAIR: ALL RIGHT. WHEN YOU HAD THE MEETING
25 WITH RESPECT TO THE GARAGE VERSUS THE CARPORT, WHEN THE

1 INSPECTOR CAME IN AFTER YOU'D COMPLETED THE GARAGE AND
2 SAID, "YOU CAN'T DO THAT; IT HAS TO BE A CARPORT," YOU WENT
3 DOWN YOU SAID TO THE PLANNING DEPARTMENT AND HAD A MEETING
4 WITH THE INSPECTOR AND THE PLANNING DEPARTMENT PEOPLE; IS
5 THAT RIGHT?

6 MR. GERARD: YES.

7 THE CHAIR: WHAT DID THE INSPECTOR SAY WHEN HE
8 FOUND OUT THAT THE GARAGE HAD BEEN APPROVED?

9 MR. GERARD: OKAY. I BEEN KEEPING TRACK OF THIS
10 BECAUSE --

11 THE CHAIR: ALL RIGHT. CAN YOU JUST TELL US
12 WHAT THE REACTION WAS OF THIS INSPECTOR?

13 MR. GERARD: HE WAS LIKE IF SOMEBODY HAD TAKEN
14 AWAY A TOY FROM HIM, YOU KNOW, LIKE SURPRISED. I MEAN,
15 "YOU MEAN THE GARAGE IS OKAY?" THE CITY PLANNER IS A VERY
16 NICE PERSON, AND HE CALLED THE INSPECTOR. AND I HAVE OVER
17 HERE ONE, TWO, THREE, FOUR -- FOUR DIFFERENT MEETINGS FOR
18 THE SAME PURPOSE AT DIFFERENT TIMES, DIFFERENT DATES. AND
19 ALL OF THEM HAVE TO DO WITH THIS CONVERSION OF THE GARAGE.

20 THE CHAIR: WAS THE INSPECTOR PRESENT AT EACH OF
21 THOSE MEETINGS?

22 MR. GERARD: I WENT AND TALKED TO THE INSPECTOR.
23 THE INSPECTOR SAID THAT HE WAS GOING TO TALK TO THE CITY
24 PLANNER.

25 THE CHAIR: DO YOU HAVE THE DATES FOR THOSE

1 MEETINGS?

2 MR. GERARD: YES. ON FRIDAY, 8-2-91, AT
3 11:00 A.M. I TALKED TO JIM, THE PLANNER, AND CARLOS, THE
4 INSPECTOR.

5 THE CHAIR: CAN YOU GIVE US ALL OF THE DATES,
6 SIR, SO WE HAVE THAT FRAMEWORK.

7 MR. GERARD: OKAY. I HAVE 8-2-91. 8-5-91.
8 8-6-91. 8-22-91.

9 THE CHAIR: WAS THIS ALL FOR THE SAME PURPOSE?

10 MR. GERARD: SAME PURPOSE.

11 THE CHAIR: DISCUSSING THE GARAGE VERSUS THE
12 CARPORT?

13 MR. GERARD: YES. JIM THE PLANNER AND CARLOS,
14 THE INSPECTOR. THEY WILL TALK TO FRANK, THE PERMIT PERSON.
15 THAT WAS A RESULT OF THAT MEETING. BETWEEN BOTH OF THEM
16 THEY HAD TO GO AND TALK TO A THIRD PERSON. THE PERSON THAT
17 NEEDS TO CHARGE PERMITS. ON MONDAY I CALLED CARLOS
18 LEVARIO. HE SAID HE HAD NOT TALKED TO FRANK AND THAT I
19 SHOULD COME IN PERSON TO TALK TO FRANK AND JIM.

20 "ON TUESDAY, 8-6-91, AT 9:50 A.M., CAME
21 TO TALK TO FRANK AND JIM. AND JIM WILL TELL CARLOS THAT HE
22 APPROVES THE GARAGE THE WAY IT IS. IN HIS OPINION, HE'S
23 SATISFIED THE WAY IT IS."

24 THE CHAIR: WHO SAID THAT?

25 MR. GERARD: THAT WAS JIM, THE PLANNER.

1 THE CHAIR: IS HE THE ONE THAT APPROVED THE
2 PLANS --

3 MR. GERARD: YES. HE WAS THE DIRECTOR --

4 THE CHAIR: -- FOR THE CONSTRUCTION OF THE
5 GARAGE?

6 MR. GERARD: HE WAS THE PERSON THAT APPROVED THE
7 PLANS.

8 THE CHAIR: AND IT'S SUBSEQUENT TO THIS MEETING
9 THAT THIS MAN INDICATED THAT THE GARAGE WAS ALL OKAY, THAT
10 THE COMPLAINT NOW IS BEING REGISTERED ABOUT THE WINDOW WAS
11 NOT APPROPRIATE?

12 MR. GERARD: YES, THAT'S TRUE. THERE WAS STILL
13 ANOTHER MEETING ON THURSDAY, 8-22. THE CITY PLANNER, IN
14 FRONT OF CARLOS, APPROVED A TWO-CAR GARAGE AND AN
15 APPOINTMENT WAS MADE FOR FRIDAY, 8-23-91, TO INSPECT THE
16 PROPERTY. AND THEN IS WHEN HE WENT AND INSPECTED THE
17 PROPERTY, AND NOW HE FOUND THAT THE KITCHEN NEEDED THIS AND
18 THE KITCHEN NEEDED THAT AND SO ON.

19 SO I WENT AND COMPLIED WITH THAT. HE
20 WENT AND CHECKED THAT. HE CALLED ME IN FRONT OF THE LEGAL
21 ADVISER OVER THERE, AND THE LEGAL ADVISER ASKED THE SAME
22 QUESTION: "HAS THIS BEEN COMPLETED?" AND HE SAID, "I ONLY
23 NEED TO INSPECT TWO THINGS. THE INSIDE OF THE GARAGE AND
24 THE INSIDE OF THE FRONT HOUSE."

25 NOW, I CALLED HIM AND WE MADE AN

1 APPOINTMENT FOR TODAY AT 11:00. AND IN THE TELEPHONE CALL
2 HE SAYS, "I THINK THAT YOU HAVE AN ILLEGAL WINDOW IN
3 YOUR -- YOU HAVE A PROBLEM WITH YOUR WINDOW," HE SAID. AND
4 I SAID, "YEAH, I KNOW A WINDOW THAT THE GLASS HAS BEEN
5 CRACKED. SO I'M GOING TO REPLACE THE GLASS."

6 "NO," HE SAYS, "I THINK THAT THE WINDOW
7 IS ILLEGAL."

8 THE CHAIR: DID HE INDICATE TO YOU WHY HE
9 THOUGHT IT WAS ILLEGAL?

10 MR. GERARD: NO, HE DIDN'T.

11 THE CHAIR: MR. GERARD, IS THIS WINDOW THAT HE'S
12 COMPLAINED ABOUT, IS THAT A WINDOW THAT WAS INCLUDED IN THE
13 ORIGINAL PLANS THAT WERE APPROVED FOR THIS GARAGE TO BE
14 CONSTRUCTED?

15 MR. GERARD: THAT WINDOW WAS THERE 50 YEARS AGO
16 OR 25 YEARS AGO, WHENEVER THAT THING WAS THERE. AND WHEN
17 THEY APPROVED THE GARAGE, IT WAS APPROVED THE WAY IT IS,
18 ONLY THAT IT'S NOT A PROPERTY FOR LIVING, BUT NOW IT'S A
19 GARAGE. IT WAS CONVERTED FROM THE PROPERTY -- IT WAS A
20 CONVERSION FROM PROPERTY -- LIVING PROPERTY INTO A GARAGE.

21 THE CHAIR: I UNDERSTAND THAT.

22 BUT THIS INSPECTOR HAS NOT GIVEN YOU ANY
23 SPECIFICS AS TO WHY HIS OPINION IS THAT IT'S ILLEGAL; IS
24 THAT CORRECT?

25 MR. GERARD: NOT YET.

1 THE CHAIR: HAVE YOU COMPLAINED TO THE BUILDING
2 AND SAFETY DEPARTMENT ABOUT THIS HARASSMENT OR WHAT MAY BE
3 TERMED HARASSMENT OF THIS INSPECTOR?

4 MR. GERARD: EVERY TIME THAT I GO THERE I
5 EXPRESS MY COMPLAINTS.

6 THE CHAIR: WHAT RESULTS FROM YOUR COMPLAINTS?

7 MR. GERARD: IT'S A KAFKAESQUE WORLD. THE
8 WORLD -- IF I CAN EXPRESS IT THAT WAY. IT'S A WORLD WHERE
9 PEOPLE SAY WORDS, BUT THEY DON'T MEAN ANYTHING. YOU
10 COMPLAIN AND THEY TELL YOU "WELL, WE'LL GIVE YOU 30 DAYS
11 FOR YOU TO COMPLY WITH ALL OF THESE FAULTS THAT YOU HAVE,"
12 AND YOU HAVE THE INSPECTOR THERE. SO YOUR COMPLAINT DIDN'T
13 GO ANYWHERE.

14 THE CHAIR: YOU MADE A COMMENT ABOUT HAVING
15 INVESTED YOUR LIFE SAVINGS IN THE PROPERTIES AND YOU CAN'T
16 SELL THEM BECAUSE BANKS WON'T LEND MONEY IN THE CITY.

17 MR. GERARD: THEY DON'T WANT TO LEND MONEY.

18 THE CHAIR: WHAT BANKS HAVE YOU HAD THIS
19 INFORMATION FROM?

20 MR. GERARD: I ONLY HAVE -- UNFORTUNATELY, I
21 HAVE THROWN AWAY, BUT I CALLED AT LEAST EIGHT DIFFERENT
22 FINANCE COMPANIES. INCLUDING MY OWN BANK. IT WAS WELLS
23 FARGO BANK. AND THEY WON'T LEND MONEY RIGHT NOW IN BELL
24 GARDENS. THEY WILL NOT LEND MONEY FOR BELL GARDENS.

25 THE CHAIR: WAS IT SPECIFICALLY STATED THAT THEY

1 WOULD NOT LEND MONEY FOR PROPERTIES IN BELL GARDENS?

2 MR. GERARD: WELL, THEY DIDN'T MENTION THAT
3 WORD. THEY ARE CAREFUL BECAUSE OF THAT. THEY SAID, "RIGHT
4 NOW WE DON'T HAVE ANY MONEY ALLOCATED FOR THAT TYPE OF
5 PROPERTY." THAT'S ALL THEY SAY. THEY WILL NOT GO AS
6 SPECIFIC ON WHY. BUT THE REASON IS THAT THEY KNOW THAT THE
7 CITY IS CREATING PROBLEMS FOR EVERYBODY.

8 THE CHAIR: I HAVE NO MORE QUESTIONS.

9 DOES ANYBODY ELSE HAVE ANY QUESTIONS?

10 MS. DAVIS: EXCUSE ME. I WASN'T HERE FOR THE
11 BEGINNING OF YOUR PRESENTATION. SO I DON'T KNOW IF YOU
12 CLARIFIED THIS. YOU SAID THAT HE'S ALSO GOING INTO YOUR
13 HOME, THE ACTUAL HOUSES, AND NOW FINDING FAULT. ARE YOU
14 DOING REMODELING IN THOSE HOUSES? IS THAT WHY?

15 MR. GERARD: I HAVE COMPLIED WITH EVERYTHING.

16 MS. DAVIS: NO. NO. WHAT I WANT TO KNOW IS ARE
17 YOU DOING REMODELING IN THE HOME? BECAUSE USUALLY --

18 MR. GERARD: NO. I'M NOT DOING ANY REMODELING.
19 IT'S THE HOUSES THE WAY THEY ARE AND THE WAY THEY WERE.

20 MS. DAVIS: BECAUSE NORMALLY MY EXPERIENCE HAS
21 BEEN THAT THEY'RE ONLY REQUIRED TO DO INSPECTIONS WHEN YOU
22 ARE GOING TO MAKE A CHANGE IN THE ORIGINAL PLAN. IF YOU
23 ARE NOT DOING ANY REMODELING IN THE HOUSE -- IN OTHER
24 WORDS, WHY IS HE GOING INTO THE HOUSE, INTO THE KITCHEN AND
25 THOSE PLACES?

1 MR. GERARD: THAT IS -- NOT BEING A LEGAL
2 PERSON, I DON'T KNOW.

3 MS. DAVIS: FOR THE RECORD, I THINK THAT WE ARE
4 GOING TO BE LOOKING INTO THE INSPECTION POLICY, BUT I THINK
5 THAT THAT IS CERTAINLY ONE ASPECT BECAUSE THAT'S MY
6 UNDERSTANDING IN OTHER CITIES, THAT ONLY WHEN YOU ARE
7 ACTUALLY DOING REMODELING THAT REQUIRES A CHANGE TO THE
8 ORIGINAL PLAN OF A PROPERTY ARE THEY REQUIRED TO GO IN
9 THERE AND REVIEW IT BECAUSE OBVIOUSLY THE FIRST BUILDING
10 WAS APPROVED.

11 NOW IF THERE ARE CHANGES TO THE BUILDING
12 CODE, BUT THAT WOULD BE WIDESPREAD ALL OVER THE CITY. THAT
13 WOULD REQUIRE EVERYBODY WHOSE PROPERTY DOESN'T HAVE -- LIKE
14 THE EARTHQUAKE THINGS AND SO ON.

15 MR. GERARD: RIGHT.

16 MS. DAVIS: I JUST WANTED TO MAKE SURE BECAUSE
17 YOU SAID FROM YOUR PLANS IT HAD TO DO WITH THE GARAGE, BUT
18 NOW HE'S GOING INTO THE HOUSE ALSO.

19 MR. GERARD: RIGHT. NOW HE WANTS TO SEE INSIDE
20 OF THE HOUSE. HE HAS SEEN ALL OF THEM WITH THE EXCEPTION
21 OF ONE. AND OVER THERE THE TENANT SAID -- SHE WORKS AND
22 SHE HAS THE SAME HOURS AS THE INSPECTOR. THEREFORE, WE'RE
23 HAVING A PROBLEM THERE. I ASKED HIM IF HE COULD COME ON
24 SATURDAY. HE SAYS HE CAN'T. SHE DOESN'T WANT PEOPLE IN
25 HER HOUSE UNLESS SHE'S THERE.

1 MS. DAVIS: DO YOU KNOW IF THE CITY HAS -- HOW
2 MANY INSPECTORS DO THEY HAVE? DO YOU HAVE ANY KNOWLEDGE OF
3 THAT?

4 MR. GERARD: I ONLY KNOW ABOUT TWO. BUT MAYBE
5 THEY HAVE THREE.

6 THE CHAIR: MR. GERARD, I DON'T MEAN TO CUT YOU
7 OFF. YOU DID INDICATE YOU HAVE AN 11 O'CLOCK APPOINTMENT.

8 MR. GERARD: YES, I DO.

9 THE CHAIR: I CERTAINLY WANT TO THANK YOU VERY
10 MUCH FOR YOUR TIME. AND ANY DOCUMENTATION THAT YOU HAVE,
11 IF YOU WOULD CONTACT THE STAFF AND PROVIDE US COPIES OF
12 THOSE, WE CAN MAKE IT PART OF THE RECORD.

13 MR GERARD: YES, I WILL. I WILL GIVE YOU COPIES
14 OF THIS.

15 THE CHAIR: THANK YOU VERY MUCH, SIR.

16 NEXT WOULD MR. ALAN GROSS --

17 MR. GROSS HAS KINDLY CONSENTED TO
18 POSTPONE HIS OPPORTUNITY TO ADDRESS US IN FAVOR OF
19 MR. OLIVER AUBREY AND MR. RUDY CONCHA. WOULD YOU PLEASE
20 STEP FORWARD.

21 MR. AUBREY, IF YOU WOULD BE KIND ENOUGH
22 TO START WITH HOLDING THE MICROPHONE A LITTLE BELOW YOUR
23 MOUTH, KEEP YOUR VOICE UP SO THE COURT REPORTER CAN HEAR
24 YOU.

25 MR. AUBREY: I'M AN ACTOR AND A WRITER AND A

1 MINISTER AND I HAVE THE VOICE.

2 THE CHAIR: WE ALSO HAVE PEOPLE OUT HERE. IT'S
3 A PUBLIC FORUM. WE WANT THEM TO HEAR ALSO.

4 MR. AUBREY: I DO, TOO.

5 THE CHAIR: AGAIN, I DON'T WANT YOU TO JUMP THE
6 GUN HERE. WE CAN ONLY TALK ONE AT A TIME SO THE REPORTER
7 CAN TAKE EVERYTHING DOWN. I ASK YOU TO PLEASE KEEP YOUR
8 VOICE UP. AND WE ARE LIMITED IN TIME. WE HAD A DELAY IN
9 STARTING THIS, AND WE HAVE TO TRY TO KEEP A SCHEDULE.

10 SO I WOULD ASK YOU, IF YOU HAVE PREPARED
11 REMARKS, TO GO THROUGH THEM, SPEAK DISTINCTLY SO WE CAN
12 HEAR, AND THE REPORTER CAN TAKE DOWN EVERYTHING THAT YOU
13 SAY. I WOULD ASK YOU TO BE SPECIFIC, TRY TO KEEP YOUR
14 REMARKS TO THE ISSUES AND NOT, YOU KNOW, PUT IN TOO MANY OF
15 YOUR PERSONAL FEELINGS, IF YOU WILL. WE'D LIKE TO DEAL
16 WITH FACTS, IF AT ALL POSSIBLE TO MAINTAIN THAT POSTURE
17 HERE.

18 YOU MAY BEGIN, SIR.

19 MR. AUBREY: THANK YOU, SIR.

20 IN LIGHT OF WHAT'S BEEN SAID, I THINK
21 I'LL KIND OF REVERSE THE ORDER. I'LL START OFF THAT WE'VE
22 BEEN TALKING ABOUT THE VARIOUS MEANS OF INTIMIDATION,
23 BOTHERING PEOPLE AND TELLING THEM TO TEAR THEIR HOUSE DOWN.

24 THIS IS A COPY FROM THE CITY OF BELL
25 GARDENS TO MY LANDLORD, WHICH IS A GOOD LANDLORD, AND MOST

1 OF THEM, AS FAR AS I KNOW, ARE. WE'VE BEEN LANDLORDS, TOO.
2 AND THEY SAID THE FRANCHISE TAX BOARD PUT THE RECORD
3 PROPERLY THAT THEY'RE GOING TO FIGHT IT AGAIN AND IT GETS
4 NOTICE OF NONCOMPLIANCE WITH THE FRANCHISE TAX BOARD.

5 I SENT A COPY OF THIS TO THE STATE
6 FRANCHISE BOARD WHICH SAYS THE FRANCHISE TAX BOARD DEALS
7 WITH ONLY VARIOUS TAXES IMPOSED AT A STATE LEVEL. WE DO
8 NOT HAVE RESPONSIBILITY FOR LANDING THESE DECISIONS. I'VE
9 HEARD HIM USE THE SAME ARGUMENT IN COUNCIL MEETINGS, AND
10 I'VE BEEN TO MOST OF THEM IN THE LAST COUPLE OF YEARS, I
11 GUESS. AT LEAST THE LAST YEAR AND A HALF.

12 BUT THEY -- MY LANDLORD AND I WENT
13 TOGETHER AT ONE. HE LIVES ELSEWHERE. AND WE ASKED HIM
14 "WHAT ABOUT THIS STUFF?" HE SAID, "WELL, WE DON'T KNOW,
15 BUT YOU'LL HAVE TO COME TO SEE THE STAFF DURING THE WEEK
16 AND FIND OUT," AND THEY SCARED HIM INTO DOING A LOT OF
17 THINGS I WOULDN'T HAVE DONE.

18 BECAUSE AS I UNDERSTAND THE CONSTITUTION --
19 I WAS RAISED BY ONE OF THE BEST CONSTITUTIONAL LAWYERS IN
20 THE COUNTRY -- THAT 99 PERCENT OF WHAT THEY'RE DOING IS
21 ILLEGAL. I ALSO, IF YOU'D LIKE TO HAVE THEM, I HAVE COPIES
22 OF THE CODES, THE PLANNING COMMISSION BYLAWS AND I'LL GIVE
23 YOU SOME PARTIAL COPIES OF THE BUDGET. OTHERWISE, YOU CAN
24 LOOK AT THOSE IF YOU WANT, BUT I WOULD LIKE TO HAVE THEM
25 BACK. THEY MAY NOT WANT TO GIVE ME A COPY AGAIN.

1 WHAT REALLY GOT ME GOING BEFORE --
2 ACTUALLY CARLOS CAME OUT AND STARTED REALLY -- CARLOS -- I
3 CAN'T THINK HOW TO SPELL HIS LAST NAME. I HAVE IT HERE
4 SOMEWHERE. BUT THE SAME TIME -- IT'S THE SAME CARLOS
5 EVERYBODY'S BEEN TALKING ABOUT. ONE MAN, FOR INSTANCE,
6 THAT HAS SOME LITTLE APARTMENTS, HE WANTED TO PUT IN A NEW
7 TOILET. AND THEY SAID HE COULDN'T DO IT. THEY CALLED HIM
8 THE RETARDED BOY. SO THEY HAD TO COME TO SEE IF IT WAS
9 NEATLY PUT IN FIRST AND THEN COME BACK AND SEE IT.

10 I CAN'T FIND IT IN THE CODES ANYWHERE
11 LIKE THAT, BUT IN OUR AREA, WE'RE IN A LIGHT INDUSTRIAL
12 AREA, AND HE SAID, "WELL --" THIS IS THE DAY MY LANDLORD
13 CALLED ME. THIS IS FOLLOWING THE LETTER THAT YOU HAVE
14 THERE. HE SAID, "YOU'VE GOT TO -- YOU JUST CAN'T HAVE YOUR
15 FIREWOOD BACK THERE." I'VE BEEN TO THE PLACE. IT'S A
16 PARTICULARLY NICE BACKYARD. MY NEIGHBORS DON'T COMPLAIN.
17 IN FACT, OUR NEIGHBORS HELP FIND WOOD FOR US.

18 BUT ANYWAY, HE TOLD MY LANDLORD WHAT
19 HE'S GOT TO DO. HE JUST LISTS AND THE GUY POINTS. HE
20 DOESN'T HAVE ANYTHING IN HIS HEAD EXCEPT HIS FINGER
21 POINTING IN YOUR FACE. SO MY LANDLORD KIND OF TURNED AWAY.
22 HE SAID, "I DON'T WANT TO DO THIS. I DON'T SEE ANY POINT
23 IN IT."

24 "WELL, IT DOESN'T MAKE ANY DIFFERENCE.
25 WE'RE GOING TO TEAR IT ALL DOWN BY DECEMBER OR SO ANYWAY

1 AND PUT IN A COMMERCIAL BANK HERE."

2 THAT'S VIRTUALLY AN ABSOLUTE QUOTE. I
3 CAN'T BE QUITE ABSOLUTE THIS LONG AFTER, BUT THAT'S WHAT HE
4 SAID, IN FACT.

5 THIS IS A COPY OF THE MINUTES THAT WE GO
6 BY, AND IF YOU'D LIKE TO HAVE THEM JUST TO KIND OF SEE HOW
7 THEY RUN A CITY COUNCIL MEETING HERE WHICH PROBABLY ISN'T
8 TOO MUCH DIFFERENT THAN ELSEWHERE, EXCEPT IF YOU HAPPEN TO
9 MENTION CERTAIN THINGS, YOU'RE TOLD TO SHUT UP AND IF YOU
10 DON'T SHUT UP THAT MINUTE, THEY'LL HAVE THE POLICE COME AND
11 ESCORT YOU OUT. I'VE NEVER BEEN ESCORTED OUT OF MEETINGS
12 IN MY LIFE. I THINK FOUR OR FIVE OVER HERE FOR -- I CAN
13 SEE NO UNDERSTANDABLE REASON.

14 IF THEY WERE SMART, THEY MIGHT GET BY
15 WITH A LOT OF BUSINESS. IF THEY WOULD JUST BE NICE TO
16 PEOPLE WHEN THEY CAME TO COMPLAIN AND SAID, "WELL, THANK
17 YOU FOR WHAT YOU HAVE TO SAY." AND LOOK INTO IT BUT THEY
18 DON'T. JUST "SHUT UP." I'VE NEVER BEEN SO UNGODLY TREATED
19 AT ANY COUNCIL OR COURTROOM OR ANY STATE LEGISLATURE OR
20 GOVERNMENT BODY ANYWHERE IN MY LIFE AS I HAVE THERE.

21 AND I FIGURED MY DAD HELPED WRITE THE
22 CONSTITUTION OF THE STATE OF OKLAHOMA; ONE OF MY GREAT
23 GRANDFATHERS HELPED WRITE THE U.S. CONSTITUTION. BY GOLLY,
24 I'M GOING TO STAND UP FOR THIS.

25 WE HAD OUR HOUSE TORN DOWN IN HUNTINGTON

1 PARK. AND WE DID -- MOST OF THEM -- THEY DIDN'T SAY THIS
2 TO THE MEXICAN PEOPLE AND ALL, BUT THEY SAID, "WE GOT TO
3 GET ALL THESE CHICANOS OUT OF HERE. WE GOT TO REBUILD NEW
4 HOUSES. SO THEY CAN'T AFFORD IT." WELL, SO FAR I THINK
5 SOME OF THEM AFFORDED IT, ANYHOW. BUT IT'S BEEN PRETTY
6 MUCH A LOT OF IT I THINK IS RACIAL MOTIVATED.

7 AND THE PEOPLE IN POWER ARE POWER HUNGRY
8 AND MONEY HUNGRY. BECAUSE IT'S THE ONLY ANSWER TO THE
9 FIGHT YOU GO THROUGH. THE ONLY ANSWER TO WANTING TO TEAR
10 DOWN AND BUILD -- TEAR DOWN OUR BUILDINGS. A LOT OF NEW --
11 I'VE NEVER SEEN THEM FALL FOR THINGS LIKE THAT. BUT I DID
12 HAVE -- I HAVE BEEN IN THE CONTRACTING BUSINESS. THAT'S
13 ANOTHER ONE OF OUR BUSINESSES. AND I HAVE A CALIFORNIA
14 CONTRACTOR'S LICENSE OUT HERE WHEN WE USED TO LIVE IN
15 BALBOA.

16 BUT I KNOW THAT WHEN I STARTED TO FIGHT,
17 SOMETHING SMELLED. HERE IN DEFENDING SOME OF THE THINGS
18 THAT ARE HAPPENING AND GOING ON, THE CITY ASSISTANT
19 MANAGER, ROBERT DICKEY, SAID 80 PERCENT OF THE PROPERTY IN
20 THE CITY IS OWNED BY PEOPLE WHO DON'T LIVE HERE. THE REST
21 OF US ARE RENTERS. HERE. YOU CAN READ THE WHOLE THING.
22 ALL THE DIFFERENT THINGS THAT COME ALONG. THEY WANT TO GET
23 RID OF ALL THE RENTERS, ALL THE LATINOS, ALL THE ASIANS,
24 ALL THE BLACKS; AND THEY WANT TO OWN IT ALL.

25 THEY'RE BUYING UP THE PARK WATER

1 COMPANY. AT EVERY MEETING PRACTICALLY THEY'RE TAKING OVER
2 SOMETHING. I THINK IT'S ON THIS AGENDA HERE. THEY VOTED
3 TO TAKE OVER THE BIG SHOPPING DISTRICT, WHICH IS A PART OF
4 THE REDEVELOPMENT, BECAUSE NOBODY'S BOUGHT IT. FOR
5 REHABILITATION PURPOSES. SO THEY BOUGHT IT AND THE HOTEL,
6 WHICH HAD IT SOLD -- RENTED BUT NOT SOLD -- SO THAT THE
7 REHAB DIVISION WOULD HAVE MORE MONEY TO TEAR DOWN MORE
8 THINGS, TO BUILD MORE THINGS, WHICH IN MY PERSONAL OPINION,
9 WHETHER I'M HEARTLESS OR NOT, SOMEBODY'S GETTING SKIN
10 HUNGRY.

11 I SAID TO MR. MCINTYRE AT ONE OF THE
12 MEETINGS WHEN A YOUNG MAN SPOKE AND I DIDN'T REALLY KNOW
13 WHO MR. MCINTYRE WAS AT THAT TIME -- BUT A YOUNG MAN SPOKE
14 AND THEY INTRODUCED HIM AS AN ENGINEER. I SAID, "WHO WAS
15 THAT MAN?" HE SAID, "OH, THAT'S MR. SO-AND-SO. HE'S OUR
16 CHIEF ENGINEER. AND BY THE WAY, HE OWNS AN INTEREST IN THE
17 COMPANIES THAT ARE DOING CONSTRUCTION HERE."

18 ONE OF THE STATEMENTS WE HAVE -- I
19 BELIEVE IT'S ONE OF THE PAPERS. SO I MAY HAVE IT HERE.
20 BUT I KNOW I HAVE IT SOMEWHERE -- WAS THAT THEY ONLY LET
21 OUT JOBS TO PEOPLE THAT ARE INTERESTED IN BELL GARDENS.
22 AND CERTAINLY ISN'T -- A LOT OF PEOPLE DID NOT GIVE MUCH
23 EMPLOYMENT TO A LOT OF PEOPLE HERE.

24 HERE'S A NOTE. I JUST PUT A NOTE ON
25 HERE. THIS PARTICULAR MEETING BLAMES IT ON OUR MEANNESS

1 AT THE MEETING. BUT I WAS THE ONE THAT STOOD UP ON THE
2 27TH OF JUNE THIS PAST YEAR AND ROSE TO A POINT OF ORDER.
3 THEY WOULDN'T LET -- YOU'RE GIVEN FIVE MINUTES TO TALK. IF
4 I'M SPANISH, I WOULD THINK IF I WAS AS MAD AT THE TIME --
5 I'D RATHER SAY IN SPANISH WHATEVER I HAVE TO SAY, RATHER
6 THAN USING SOMEBODY THAT I DON'T KNOW AND UNDERSTAND WHAT I
7 HAVE TO SAY AND IF I CAN'T GO OVER FIVE MINUTES, HOW CAN I
8 COMPLAIN?

9 SO I STOOD UP AND SAID, "I RISE TO A
10 POINT OF ORDER. WE'RE IN VIOLATION OF FIRST AMENDMENT
11 RIGHTS." THEY HAD THE POLICE TAKING US OUT. I SAID, AS WE
12 WENT OUT, "WHY DON'T YOU ALL COME WITH ME? THEY'RE NOT
13 GOING TO LISTEN TO US HERE. LET'S GET OUT OF HERE." SO
14 MOST OF THE PEOPLE LEFT AND THE POLICEMEN SEEMED VERY
15 EMBARRASSED. I THINK WE HAVE A GOOD POLICE FORCE. THAT'S
16 ONE THING. THEY'RE NICE YOUNG MEN.

17 AND I KNOW ONE -- THE OTHER DAY THEY
18 ORDERED HIM TO TAKE US OUT. HE WAS VERY NICE ABOUT IT.
19 AND I SAID, YOU KNOW THIS -- HE SAID, "I KNOW WHAT HE'S
20 LIKE." HE SAID, "IT'S MY JOB AND I HAVE A FEW KIDS." THIS
21 WAS AT THE LAST MEETING AND ALSO ANOTHER AGENCY ELSEWHERE
22 HE SAID, "THESE GUYS ARE PRETTY GOOD GUYS." HE SAID, "I'VE
23 NEVER SEEN ANYTHING LIKE THIS IN MY 50 YEARS OF LIVING
24 HERE."

25 HERE'S THE THING THAT STUCK IN THE PAPER

1 AND ELSEWHERE FROM THE "BORDER WATCH," AND I THINK THIS IS
2 MORE OR LESS BY THE KU KLUX KLAN. FROM MONTEREY, VIRGINIA,
3 CLAIMING THAT OLIVI, WHICH USED TO BE THE MAYOR, WAS SO
4 SCARED THAT THE LATINOS WERE GOING TO DO SOMETHING THAT HE
5 HAD TO HAVE TWO POLICEMEN TO GUARD HIM. NOBODY'S OFFERED
6 ANY PHYSICAL THREATS AT HIM. ONLY THEY HAVE DONE THAT.

7 ANOTHER, "THE SUN REPORTER," "THE
8 REVIEW" AND "WHAT'S HAPPENING" ARE THE THREE MAJOR LOCAL
9 PAPERS. THEY'RE COMMUNITY PAPERS. "WHAT'S HAPPENING" IS
10 PUT OUT BY CITY HALL. IT'S THEIR OWN PAPER, EDITED
11 THEMSELVES. BECAUSE I CALLED THE CITY WHEN I FOUND THIS
12 THAT THEY REPORTED. I DIDN'T GET THE COPY OUT OF THEIR
13 PAPER. BUT THIS IS ONE OF THE LOCAL "TIMES" -- NO. "THE
14 PRESS TELEGRAPH."

15 WHEN THIS FIRST CAME UP, THEY DIDN'T
16 WANT TO INQUIRE. WE'RE IN A BLOOD CLAIM HERE. AND
17 ACCORDING TO THEMA, IF ANY NEW BUILDING IS BUILT, UNTIL THE
18 FACTS ARE REINFORCED, THERE'S SUPPOSED TO BE AT LEAST FOUR
19 FEET OR MORE UP ABOVE, BACK OR WHATEVER BEFORE THEY PUT IN
20 THE BUILDINGS. AND THEY CERTAINLY HAVE BEEN VERY
21 FRAUDULENT IN THESE DIFFERENT THINGS THAT THEY'RE BUILDING
22 AND TRYING TO SELL OR SELLING TO THE PEOPLE HERE.

23 HERE'S A COPY OF A LETTER I WROTE.
24 EDITOR WAS NICE ENOUGH TO HAVE PUBLISHED. THE PLACE I
25 WROTE IN W-O-U-L-D IS AFTER THE PAPER WAS PRINTED BECAUSE

1 THAT MADE MUCH MORE SENSE ACCORDING TO ME.

2 BUT MY WIFE AND I DID COME TO THIS CITY.
3 WE LIKE BELL GARDENS. I GOT INSURANCE -- WHEN YOU'RE AN
4 ACTOR, YOU DO A LOT OF DIFFERENT THINGS. I WORKED AS A
5 PRIVATE INVESTIGATOR FOR SEVERAL INSURANCE COMPANIES. WE
6 DID A LOT OF WORK IN BELL GARDENS. WE ALWAYS LIKED IT.
7 AND WE LIKED HUNTINGTON PARK BEST, I GUESS, UP UNTIL THEY
8 TORE IT UP.

9 BUT, ANYWAY, WE CAME OVER HERE. WE GOT
10 THIS HOUSE. IT'S BIG ENOUGH. ABOUT 3600 SQUARE FEET IS
11 WHAT THE LAND IS. MAYBE IT'S NOT QUITE THAT BIG. I HAVE
12 LOTS OF BOOKS. AND THIS IS THE KIND OF HOUSES THAT THEY
13 WANT TO TEAR DOWN, NICE HOMES, LITTLE HOUSE IN THE BACK,
14 WITH PEOPLE LIVING IN THEM. AND THEN THE MACHINE SHOP NEXT
15 DOOR. I THINK IT'S ABOUT 120, 40, SOMETHING LIKE THAT.
16 AND THERE'S A GREAT BIG BACKYARD, STONE WALL FENCE BETWEEN
17 IT AND THE PEOPLE ON THE OTHER SIDE. THEY'VE GOT ALL KINDS
18 OF CRAP STICKING OUT THAT YOU CAN SEE BACK THERE. BUT THEY
19 COME ALONG MY PLACE.

20 AND THEN ONE OF THE MEMBERS OF OUR
21 COMMITTEE WENT OUT AND TOOK PICTURES AND FOUND OUT THAT
22 SOME OF THE MEMBERS OF THE COUNCIL HAD MORE WOOD IN THEIR
23 BACKYARDS THAN I HAD IN MINE. AND THIS IS THE AGGRAVATION
24 AS A CITIZEN. BECAUSE I VOTE. I'VE NEVER MISSED AN
25 ELECTION IN VOTING -- WE MIGHT HAVE MISSED A PRIMARY

1 SOMEWHERE DOWN THE ROAD. WE KNOW WE'RE GOING SOMEWHERE SO
2 WE DON'T MISS VOTING BECAUSE WE BELIEVE IN AMERICA.

3 BUT THIS CERTAINLY ISN'T RUNNING A
4 MEETING IN AN AMERICAN WAY. OR A COUNCIL MEETING. NOT
5 EVEN A GOOD BUSINESS MEETING, CORPORATE MEETING OR BOARD
6 MEETING. I'VE NEVER SEEN ANYTHING LIKE IT. HERE'S THE
7 COUNTY PUBLIC HEARING SCHEDULED IN THE REZONING BOARD. WE
8 GOT IT ON THE BALLOT. SEPTEMBER THE 17TH. THEY TOOK IT TO
9 COURT. THEY GOT THE COURT SOMEHOW OR ANOTHER -- I WASN'T
10 THERE. I DON'T KNOW WHAT -- MAYBE ENOUGH EVIDENCE WASN'T
11 PRODUCED OR WHAT. BUT THEY HAD THE CITY LAWYER DEFENDING
12 OUR RIGHTS AND HIRED ATTORNEYS ELSEWHERE TO CHALLENGE THE
13 RIGHT FOR US TO HAVE THE REZONING STOP AND VOTE ON IT OR
14 REASSESS. AND --

15 THE CHAIR: MR. AUBREY, I HAVE TIME CONSTRAINTS.

16 MR. AUBREY: CAN I GIVE YOU JUST ONE LITTLE BIT
17 HERE?

18 THE CHAIR: CERTAINLY.

19 MR. AUBREY: ACCORDING TO THE LAW, IT SAYS,
20 OFFICIALS ARE OPERATING UNDER THE AMERICAN PEOPLE'S WILL,
21 AND AS SUCH, SHOULD BE CONSTANTLY SUBJECT TO THEIR CONTROL.
22 THEREFORE, I'D LIKE TO RECALL THERE FOR AMERICA.

23 THANK YOU.

24 THE CHAIR: MR. AUBREY, I'D LIKE YOU TO REMAIN
25 BECAUSE WE MAY HAVE SOME QUESTIONS FOR YOU. ANY OTHER

1 INFORMATION YOU WANT TO SUBMIT, YOU MAY DO SO. BECAUSE AS
2 I'VE INDICATED, THE RECORD REMAINS OPEN FOR TEN DAYS. IF
3 YOU'LL KINDLY HAND THE MICROPHONE TO MR. CONCHA.

4 AND, MR. CONCHA, IF YOU'LL BE GOOD
5 ENOUGH TO IDENTIFY YOURSELF.

6 MR. CONCHA: MY NAME IS RUDY CONCHA, A REAL
7 ESTATE BROKER. WE OWN PROPERTY HERE IN BELL GARDENS.
8 FIRST OF ALL, I'D LIKE TO THANK GOD FOR THE HEARING TO
9 APPRISE THE COMMUNITY, AND I'D LIKE TO THANK THE UNITED
10 STATES COMMISSION ON CIVIL RIGHTS FOR TAKING THE TIME AND
11 INTEREST.

12 MY FEELINGS ARE THE SAME AS MOST OF THE
13 TESTIMONIES THAT I'VE BEEN HEARING HERE THIS MORNING. MY
14 NIGHTMARE BEGAN, AS WELL, BACK IN 1988. ACTUALLY, I HAVE
15 TWO NIGHTMARES. ONE IN THE CITY OF MAYWOOD. ONE IN THE
16 CITY OF BELL GARDENS. I'D LIKE TO POINT OUT THAT THE LAW
17 FIRM THAT REPRESENTS THE CITY OF BELL GARDENS IS THE SAME
18 LAW FIRM THAT REPRESENT THE CITY OF MAYWOOD, AND AT FIRST I
19 THOUGHT THAT I WAS BEING HARASSED AS A RESULT OF A CASE
20 THAT I HAD IN THE CITY OF MAYWOOD.

21 THE CHAIR: CAN WE HAVE IT QUIET FROM THE
22 AUDIENCE, PLEASE.

23 MR. CONCHA: YES. NONETHELESS, I HAVE BEEN
24 HARASSED, PERSECUTED, AS MANY OF THE CITIZENS OF BELL
25 GARDENS HAVE. BACK IN JUNE OF THIS YEAR, WE GOT A HEARING

1 NOTICE WHICH I WENT, ATTENDED, THINKING IT WAS THE HEARING
2 NOTICE FOR ONE OF THE FUMIGATION OR VIOLATION FOR SOMETHING
3 ON THE PROPERTY.

4 AS A RESULT, I FOUND OUT I HAD TO BE IN
5 COURT FOR A HEARING. I WENT TO COURT TO PRESENT MYSELF,
6 AND I WAS ADVISED AT THAT TIME OF PROPERTY IN MY BROTHER'S
7 NAME AND HIS WIFE, AND I'M ONE OF THE OWNERS AS WELL -- WAS
8 ADVISED THAT A WARRANT WAS PUT OUT FOR MY BROTHER AND HIS
9 WIFE, AND WE WERE GIVEN TIME TO SEEK A CRIMINAL ATTORNEY.
10 I WAS VERY MUCH SURPRISED TO FIND OUT THAT, YOU KNOW, I
11 NEEDED A CRIMINAL ATTORNEY. WHICH TIME I CONTACTED MY
12 ATTORNEY, ALAN GROSS, WHICH REPRESENTS ME IN THE CITY OF
13 MAYWOOD, AND HE ADVISED ME THAT HE IS UNABLE TO HELP ME IN
14 THAT PARTICULAR CASE; THAT I WOULD NEED A CRIMINAL ATTORNEY
15 TO REPRESENT ME.

16 IN THE LAST FEW YEARS, WE'VE BEEN
17 PUTTING OUT A LOT OF FIRES, FINANCIAL FIRES, PARTICULARLY
18 ONE IN THE CITY OF MAYWOOD, WHAT I'VE BEEN PUT THROUGH OVER
19 THERE AS WELL. AND WHEN THE COURT DATE CAME BACK UP, I
20 WENT TO COURT. I DIDN'T HAVE AN ATTORNEY. I MET WITH
21 REISMAN. MR. REISMAN IS THE ATTORNEY FOR THE CITY OF BELL
22 GARDENS. AND THEY JUST GAVE US SOME TIME TO TALK THIS
23 OVER.

24 I WENT IN AND TOOK PICTURES OF THE
25 PROPERTY THE MORNING OF THE COURT BECAUSE I COULDN'T

1 IMAGINE WHAT IT IS THAT THEY WANTED FROM ME, THINKING THAT
2 I HAVE AND PROVIDING SUITABLE HOUSING FOR LOW INCOME
3 PEOPLE. AND WE WENT OUTSIDE AND HE TOLD ME THAT "FIRST OF
4 ALL, RUDY, LET ME SAY THAT I LIKE YOU PERSONALLY, YOU KNOW.
5 ALL OF THIS IS NOTHING PERSONAL. IT'S STRICTLY BUSINESS."

6 I TOLD HIM THE SAME THING. I SAYS,
7 "WELL, PERSONALLY I HAVE NOTHING AGAINST YOU. I CAN'T
8 UNDERSTAND WHY I'M EVEN HERE." I SAID, "LOOK, HERE ARE
9 SOME PICTURES THAT I TOOK THIS MORNING BEFORE COMING TO
10 COURT. I DON'T UNDERSTAND WHAT YOU GUYS WANT."

11 AND HE TELLS ME, "WELL, LOOK AT THE
12 LANDSCAPING. THE LANDSCAPING ISN'T ANY GOOD. LOOK AT THE
13 FENCE. THE FENCE IS RAGGEDY."

14 ORIGINALLY, WHEN I FIRST MET CARLOS
15 LEVARIO AT THE PROPERTY, HE MENTIONED ABOUT THE FENCE THAT
16 WAS NORTH OF MY PROPERTY, ON THE NORTH LINE OF THE
17 PROPERTY, WHICH WAS RAGGEDY. YES, THE FENCE WAS A LITTLE
18 BIT RUN INTO, SAGGING, WHAT HAVE YOU. THIS IS FINE. I
19 WENT TO THE NEIGHBOR AND I TOLD HIM THE CITY WANTED US TO
20 PUT UP A FENCE, WANTED THE FENCE TO COME DOWN. THE
21 NEIGHBOR THEN INDICATED TO ME THAT THAT FENCE WAS HER
22 FENCE. SHE HAS BUILT IT 20 YEARS AGO AND THAT SHE WAS NOT
23 GOING TO TAKE DOWN THE FENCE.

24 I RELATED THIS INFORMATION TO CARLOS,
25 AND HIS RESPONSE WAS "I DON'T CARE. I'M HOLDING YOU

1 RESPONSIBLE FOR THIS. I'M GOING TO COME AFTER YOU." I
2 THOUGHT IT WAS A PRETTY ARROGANT STATEMENT, AND NEVER DID I
3 DREAM OF FINDING MYSELF IN COURT FOR THIS FENCE. AND I LET
4 IT GO. SO THE FENCE WAS MENTIONED.

5 I HAVE PICTURES HERE THAT I WOULD LIKE
6 TO PRESENT TO YOU. I WILL SUBMIT THEM AT A LATER DATE.
7 THESE ARE THE ONLY COPIES THAT I HAVE NOW.

8 SO HE TOLD ME, HE SAYS, "LOOK, RUDY, LET
9 ME ADVISE YOU. YOU GOT ONE OR TWO OPTIONS TO GO. ONE, ASK
10 FOR TIME SO YOU CAN SEEK LEGAL COUNSEL. TWO, YOU CAN PLEAD
11 GUILTY. I'LL FIND YOU IN FOUR COUNTS. GIVE YOU THREE
12 YEARS' PROBATION, A THOUSAND DOLLARS ACCOUNT."

13 I WAS UNDER A LOT OF PRESSURE, STRESS AT
14 THE TIME. I HAD TO MAKE A DECISION THAT WENT AGAINST MY
15 PRINCIPLES. A DECISION THAT I HAD TO MAKE FOR ECONOMICAL
16 REASONS. I AGREED TO PLEAD GUILTY FOR FOUR COUNTS AND TO
17 THIS DAY IT BOTHERS ME EVERY TIME I THINK ABOUT THE FACT
18 THAT THEY FINED ME \$4,000 FOR THE INFRACTIONS OF WHICH I'LL
19 GIVE YOU A LIST OF THAT THEY HAVE AGAINST THE PROPERTY.

20 I'M THANKFUL THAT THE COMMUNITY OF BELL
21 GARDENS HAVE UNITED TO TAKE A STANCE AGAINST THE CITY OF
22 BELL GARDENS AS WAS NOT THE CASE IN MAYWOOD. I REGRET TO
23 SAY THAT I HAVE NOT BEEN ACTIVE IN THE COMMUNITY. I HAVE
24 STILL BEEN GOING -- I HAVE PLEADED GUILTY. I WAS FINED
25 \$4,000. I WAS PUT ON THREE YEARS' PROBATION, MYSELF AND MY

1 BROTHER AND HIS WIFE.

2 I AM STILL GOING THROUGH "YOU NEED THIS
3 TO BE DONE. YOU NEED THAT TO BE DONE." WHEN EVERYTHING IS
4 DONE -- THE SAME THING THAT EVERYBODY'S BEEN COMPLAINING
5 ABOUT HERE, I'M GOING THROUGH IT. I'M NOT ALONE. I HAVE
6 BEEN -- I WAS IN COURT LAST WEEK AGAIN. I'LL BE BACK IN
7 COURT ON THE 17TH OF DECEMBER. THE JUDGE IS GETTING TIRED
8 OF SEEING ME. I CAN'T GET THESE PEOPLE TO RELEASE -- TO
9 GIVE ME A RELEASE ON THESE THINGS. IF IT'S NOT ONE THING
10 IT'S ANOTHER.

11 I TOOK DOWN THE FENCE AND PUT UP A
12 FENCE. I PUT UP A USED FENCE. I PUT UP A USED FENCE IN
13 PROTEST FOR WHAT THEY DID TO ME. THEY MADE ME GO OUT AND
14 TAKE PERMITS. I TOOK OUT PERMITS. I HAD TO INSTALL A NEW
15 METER ON ONE OF THE HOUSES. THEY GOT ME FOR LITTLE THINGS
16 AS THE SINK IN THE KITCHEN WAS CHIPPED, THE PORCELAIN AND
17 THE BATHTUB. THEY GOT ME FOR INSTALLING A WATER FAUCET
18 WITHOUT A PERMIT, WHICH THEY LATER FOUND OUT -- IT TOOK
19 THEM ABOUT A HALF AN HOUR ONE DAY BEFORE I'M GETTING READY
20 TO GO TO COURT. HOPEFULLY I THOUGHT THAT WAS GOING TO BE
21 EVERYTHING THAT I NEEDED, AND I STOPPED TO GET SOMETHING IN
22 WRITING THAT EVERYTHING WAS OKAY. IT TOOK THEM ABOUT A
23 HALF AN HOUR TO FIGURE OUT THAT IT WASN'T IN THE CODE BOOKS
24 THAT I NEEDED PERMITS. THEY MAKE EVERY ATTEMPT TO HARASS
25 YOU AND INTIMIDATE YOU.

1 I HAVE SOME MORE PICTURES HERE THAT I
2 WOULD LIKE TO SHOW OF MY NEIGHBORS TO MY NORTH AND SOUTH OF
3 ME. THEIR LANDSCAPING. THESE WERE TAKEN A COUPLE OF DAYS
4 AGO. I DON'T KNOW IF THEY HAVE BEEN HARASSED FROM THE
5 CITY. UNFORTUNATELY, I'M A VERY BUSY MAN AND I HAVEN'T
6 TAKEN THE TIME TO INVESTIGATE AND FIND OUT WHAT IS
7 HAPPENING WITH THEM. THESE ARE SOME OTHER PICTURES THAT I
8 TOOK ANOTHER TIME WHEN I WENT TO COURT. I WOULD JUST --

9 MS. DAVIS: IS THIS YOUR PROPERTY?

10 MR. CONCHA: YES. THAT'S MY PROPERTY. BUT
11 WHERE YOU SEE -- LET ME SHOW YOU WHERE MY NEIGHBOR'S
12 LANDSCAPING -- THAT'S MY NEIGHBOR'S LANDSCAPING, THAT ONE
13 THERE. THAT'S THE METER THAT WE CHANGED. AGAIN, THE
14 PERSON THAT MET THEM WAS MISSING A PLATE, A COVER PLATE.
15 CARLOS TOLD ME TO CUT OUT SOME PLYWOOD. PUT THE COVER ON.
16 I DID IT. WHEN I WENT TO COURT, THEY NAILED ME FOR THAT.
17 SO I FIGURED THE ONLY WAY THAT I COULD GET THESE -- I DON'T
18 WANT TO USE THE WORDS THAT COME TO MY MIND -- OFF MY BACK
19 IS BY INSTALLING A NEW SERVICE. THEN THERE'S NO WAY THEY
20 CAN COME UP AND TELL ME, "HEY, NOW YOU NEED THIS."

21 THAT'S ALL.

22 THE CHAIR: THANK YOU, MR. CONCHA.

23 MISS DAVIS, DO YOU HAVE ANY QUESTIONS OF
24 EITHER OF THESE GENTLEMEN?

25 MS. DAVIS: MR. CONCHA, THE FIRST TIME THAT YOU

1 SAID YOU WENT TO COURT -- AND IF I REMEMBER YOU SAID THAT
2 YOU THOUGHT YOU WERE JUST GOING TO A HEARING OF SOME KIND
3 AND WERE SURPRISED THAT YOU WERE ACTUALLY GOING TO COURT.
4 SO YOU HAD ACTUALLY NO -- IN OTHER WORDS, WHEN THEY TALKED
5 TO YOU ABOUT THE FENCE, DID THEY GIVE YOU A TIME FRAME IN
6 WHICH YOU HAD TO RESPOND TO THAT?

7 MR. CONCHA: OH, YES. I JUST TRIED TO SPEED
8 THIS UP. I HAD GOTTEN A LIST OF THINGS THAT THEY WANTED
9 DONE. I THOUGHT I COMPLIED WITH EVERYTHING. DIDN'T HEAR
10 FROM THEM. NEXT THING I NOW I'M --

11 MS. DAVIS: YOU MEAN YOU HAD SUBMITTED THE
12 DOCUMENTATION THAT YOU HAD COMPLIED?

13 MR. CONCHA: NO. I NEVER SUBMITTED ANY
14 DOCUMENTS TO THEM SAYING THAT I COMPLIED. THEY WERE
15 SUPPOSED TO GET BACK WITH ME.

16 MS. DAVIS: SO THERE WAS NOTHING IN WRITING THAT
17 GAVE YOU AN INDICATION THAT YOU WERE NOT IN COMPLIANCE? AT
18 LEAST THAT THEY WOULDN'T THINK YOU WERE IN COMPLIANCE? IN
19 OTHER WORDS, THE NOTICE TO APPEAR, IT DIDN'T MAKE ANY
20 REFERENCE TO ANY SPECIFICS?

21 MR. CONCHA: OH, IT MAKES REFERENCE TO THE
22 SPECIFICS AS TO WHAT THE LIST THAT THEY HAD GIVEN ME
23 BEFORE.

24 MS. DAVIS: WHEN THEY GIVE YOU THE LIST, DON'T
25 THEY TELL YOU "YOU HAVE 30 DAYS" OR 60 DAYS? AND THEY

1 DON'T SAY YOU HAVE TO CALL THEM SO THAT THEY CAN COME OUT
2 TO SEE IF YOU'RE IN COMPLIANCE OR ANYTHING LIKE THAT?

3 MR. CONCHA: YES, THEY DO GIVE YOU A CERTAIN
4 TIME PERIOD.

5 MS. DAVIS: YOU NEVER CONTACTED THEM AFTER YOU
6 DID THE --

7 MR. CONCHA: QUITE FRANKLY, I DON'T REMEMBER.
8 ALL OF THIS STARTED BACK IN '88. AND I DON'T REMEMBER
9 EXACTLY AS TO WHAT TOOK PLACE, YOU KNOW. IT'S BEEN --

10 MR. AUBREY: SOME OF THESE MEETINGS LIKE MAYBE
11 ON A THIRD DAY THEY DON'T SAY -- THEY LET US KNOW. THEY
12 SAY, "WE'LL BE BY TO CHECK ON IT." SO YOU TAKE IT FOR
13 GRANTED THEY'LL COME BY TO CHECK ON IT.

14 MR. CONCHA: THAT'S RIGHT.

15 MS. DAVIS: HOW ABOUT THE OTHER APPEARANCES THAT
16 YOU MADE REFERENCE TO IN COURT? ARE YOU GETTING NOTICE IN
17 TERMS OF -- NOW YOU KNOW YOU'RE GOING TO GO TO COURT OR IS
18 IT DIFFERENT NOW THAN IT WAS THAT FIRST TIME?

19 MR. CONCHA: IT'S DIFFERENT IN THE SENSE THAT
20 THE REASON THAT I AM TO BE GOING TO COURT NOW IS TO SHOW
21 THE COMPLIANCE AND A RELEASE FROM THE CITY.

22 MS. DAVIS: IS THAT NORMAL FOR PEOPLE TO HAVE TO
23 GO TO COURT IN THAT PROCESS?

24 MR. CONCHA: I DON'T KNOW.

25 MS. DAVIS: IT SEEMS TO ME TO BE A LITTLE

1 EXTREME.

2 MR. CONCHA: WELL, WE'RE DEALING WITH SOME
3 EXTREME PEOPLE HERE.

4 MS. DAVIS: I UNDERSTAND THAT. I'M CURIOUS. IN
5 OTHER WORDS, I HAVEN'T HEARD ANYBODY ELSE SAY ANYTHING.
6 WELL, THEY DID GO TO COURT. I MEAN, IT SEEMS TO ME -- THEY
7 DON'T HAVE AN APPEAL PROCESS HERE AT ALL?

8 MR. CONCHA: NO, MISS DAVIS, MAYBE YOU
9 MISUNDERSTOOD. I PLEADED GUILTY.

10 MS. DAVIS: I UNDERSTAND THAT PART. I'M TRYING
11 TO FIND OUT IN TERMS OF THE PROCESS. ARE YOU INITIATING
12 THE COURT OR HAS THAT JUST BECOME PART OF YOUR PROCESS? IN
13 OTHER WORDS, EVERY TIME YOU HAVE TO SHOW COMPLIANCE, YOU
14 ACTUALLY HAVE TO GO TO COURT? YOU DON'T JUST GO TO
15 BUILDING AND SAFETY AND SAY, "THIS IS WHAT IS GOING ON."

16 MR. CONCHA: NO. I'VE BEEN GOING TO COURT
17 BECAUSE, AS I SAY, I HAVE TO HAVE PROOF OF COMPLIANCE.
18 THAT PROOF OF COMPLIANCE COMES FROM THE CITY. THE CITY
19 GAVE ME THE LIST OF THINGS TO BE DONE. MEGAN JOHNSON TOLD
20 ME THAT EVERYTHING WAS -- THEY WANTED ME TO GET PERMITS ON
21 THE FENCE AND ON THE PLUMBING TO COMPLY WITH THE
22 REQUIREMENTS THAT THEY MADE.

23 I WENT AND GOT THE PERMITS. SHE --
24 THINKING THAT EVERYTHING WAS AT THAT TIME OKAY. NEXT THING
25 I KNOW, SHE SAYS THAT I'VE GOT TO REPLACE SOME WOOD MEMBERS

1 OF A CARPORT THAT WERE DRYROTTED. I REPLACED THEM. NEXT
2 THING I KNOW, SHE SAYS THAT THEY WANT THEM PAINTED AND THEY
3 WANT THE LANDSCAPING IN, WHICH I HAD DONE. AND THE NEXT
4 STEP IS TO HAVE THEM --

5 WELL, SHE STILL WANTS TO GO BACK OUT AND
6 INSPECT THE INSIDE OF THE FRONT HOUSE BECAUSE SHE SAYS SHE
7 HASN'T INSPECTED. THAT PARTICULAR HOUSE IS WITH THE
8 HOUSING AUTHORITY. AND THIS WAS MENTIONED EARLIER, THE
9 HOUSING AUTHORITY MAKES INSPECTIONS YEARLY.

10 MS. DAVIS: YOU WERE UNDER THE SECTION 8 PERMIT
11 ALSO.

12 MR. CONCHA: YES. ON THAT PARTICULAR HOUSE.

13 MS. DAVIS: ARE YOU STILL ON PROBATION?

14 MR. CONCHA: MY PROBATION JUST STARTED, MA'AM.

15 MS. DAVIS: IT JUST STARTED?

16 MR. CONCHA: YES. IT STARTED IN JUNE OR JULY.

17 MS. DAVIS: OF THIS YEAR?

18 MR. CONCHA: OF THIS YEAR.

19 MS. DAVIS: WHAT DO YOU HAVE TO DO IN TERMS OF
20 YOUR PROBATION, JUST COMPLY WITH CITY REQUIREMENTS?

21 MR. CONCHA: JUST COMPLY WITH CITY REQUIREMENTS.

22 MS. DAVIS: THANK YOU.

23 THE CHAIR: MR. COOPER.

24 MR. COOPER: THAT NEIGHBOR'S PROPERTY IN THE
25 PHOTOGRAPHS THAT YOU PRESENTED SEEMS TO BE IN A STATE OF

1 OVERGROWTH, UNKEMPT, ETC.

2 MR. CONCHA: YES.

3 MR. COOPER: IS THAT NEIGHBOR, TO YOUR
4 KNOWLEDGE, UNDER ANY KIND OF ORDER FROM THE CITY?

5 MR. CONCHA: I HAVE NO IDEA. I HAVE NOT SPOKEN
6 TO THEM.

7 MR. COOPER: I THOUGHT MAYBE THE PURPOSE OF THE
8 PHOTOGRAPH WAS TO INDICATE SOME UNEQUAL ENFORCEMENT OF THE
9 CITY CODE. IS THAT PART OF YOUR POSITION?

10 MR. CONCHA: YES.

11 MR. COOPER: ARE THERE MANY INSTANCES OF THAT AS
12 FAR AS YOUR KNOWLEDGE?

13 MR. CONCHA: IN MY PARTICULAR CASE, YES. I
14 DON'T KNOW WHAT'S HAPPENING OTHER THAN -- WITH OTHER
15 CITIZENS OTHER THAN THE THINGS THAT I HAVE HEARD AND PEOPLE
16 THAT PERSONALLY KNOW --

17 MR. COOPER: JUST FOR CLARIFICATION -- THANK YOU
18 MR. CONCHA.

19 MR. AUBREY, YOU TALKED ABOUT A MEETING
20 OR YOU REFERRED TO A MEETING WHERE YOU GOT UP AND SPOKE ON
21 JUNE 27TH. WAS THAT LAST YEAR, AS I THOUGHT I HEARD YOU
22 SAY, OR WAS THAT THIS YEAR, 1991?

23 MR. AUBREY: WHEN WE ALL WALKED OUT?

24 MR. COOPER: YES.

25 MR. AUBREY: I THINK THAT WAS JUNE THIS YEAR.

1 MR. COOPER: THIS YEAR.

2 MR. AUBREY: WHAT DID I SAY?

3 MR. COOPER: I THOUGHT YOU SAID THE PAST YEAR.

4 MR. AUBREY: THIS YEAR'S ALMOST GONE.

5 COULD I SAY JUST ONE MORE THING?

6 THE CITY -- WE DON'T GET VOTES TO THE
7 COUNTY. SO WE GO TO THE CITY, TO THE COUNTY, TO PUT
8 EVERYTHING OUT. THE SAME PEOPLE THAT WE'RE TRYING TO GET
9 RID OF, EVEN COUNT THE VOTES. ONE OF THE REASONS I'M
10 ESPECIALLY INTERESTED IN YOU GUYS, I THINK WE NEED SOME
11 MONITORING BECAUSE OTHERWISE THEY COERCE AND HARASS PEOPLE
12 AND ALL -- HE SHOULDN'T NEVER HAVE HAD -- THESE THINGS OF
13 IMMIGRATION NEVER, NEVER HAPPEN IN A REAL AMERICAN
14 OPERATING COMMUNITY.

15 BUT WE JUST HAVE A LITTLE BIT OF
16 IGNORANCE HERE, AND THEY DON'T SEEM TO REALIZE AND -- COUNT
17 THE VOTERS, I GUESS. BUT WE -- IT JUST MAKES ME
18 EMBARRASSED FOR OUR CITY AND, IN TURN, HERE --

19 I'LL GIVE YOU A LITTLE SOMETHING ABOUT
20 MYSELF. I HAVE THE WHOLE BUDGETS IF YOU'D LIKE TO SEE
21 THEM. I DON'T KNOW. AND I THINK YOU CAN HAVE -- IF YOU'D
22 LIKE, YOU CAN KEEP THEM. OR IF YOU DON'T WANT THEM. I GOT
23 COPIES OF ALL.

24 SO, AS I SAID BEFORE, WE DO HAVE A GOOD
25 POLICE DEPARTMENT. BUT THEY WANT TO GET RID OF IT. NOW

1 THEY'RE TAKING PLEASURE THAT THEY KEPT IT BECAUSE THEY NEED
2 A PAD OF VOTE TO TRANSFER IT OVER TO THE COUNTY. AND THE
3 REZONING COMMITTEE GOT BEHIND THE POLICE BECAUSE WE DO HAVE
4 A GOOD POLICE FORCE, AND WE THINK WE OUGHT TO HAVE OUR OWN.
5 EVEN IF THEY TAKE US OUT EVERY WEEK.

6 THE CHAIR: MR. AUBREY, YOU INDICATED A
7 STATEMENT EARLIER IN YOUR TESTIMONY THAT THE CITY'S CHIEF
8 ENGINEER IS ALLEGED TO HAVE AN INTEREST IN SOME KIND OF A
9 CONSTRUCTION COMPANY THAT DOES BUSINESS IN THE CITY OF BELL
10 GARDENS.

11 MR. AUBREY: THAT'S WHAT MR. MCINTYRE SAID TO ME
12 OUT IN THE HALL AND SAID, WELL, IN A VARIETY OF WAYS. AND
13 MR. DICKEY, STANDING ACROSS THE HALL, MUST HAVE HEARD IT
14 AND CALLED HIM AWAY FROM ME QUICKLY.

15 THE CHAIR: MR. AUBREY, DO YOU KNOW WHAT THE
16 NAME OF THAT CONSTRUCTION COMPANY IS?

17 MR. AUBREY: I DON'T KNOW WHICH ONE AND NEVER
18 INQUIRED. BUT IT WAS A DIRECT STATEMENT FROM THE CITY
19 PLANNER; AND ALSO THAT IT'S BEEN IN PAPERS AND I'VE READ IT
20 ELSEWHERE, MAYBE WHEN I WAS LOOKING THROUGH THE CITY
21 RECORDS. BUT ALL THE LAWYERS ARE PART OF THE WHOLE THING,
22 TOO.

23 THE CHAIR: IS THERE ANY INFORMATION -- I'M
24 SORRY. YOU SAID WHO WAS INVOLVED?

25 MR. AUBREY: I BELIEVE THE LEGAL FIRM THAT

1 REPRESENTS THEM IS INVOLVED WITH THE CONSTRUCTION COMPANIES
2 THAT ARE DOING THE CONSTRUCTION.

3 THE CHAIR: WHAT MAKES YOU MAKE THAT STATEMENT --

4 MR. AUBREY: I --

5 THE CHAIR: MR. AUBREY, CAN YOU WAIT UNTIL I
6 FINISH THE QUESTION, PLEASE.

7 MR. AUBREY: SORRY. FORGIVE ME, SIR.

8 THE CHAIR: WHAT IS THERE THAT CAUSES YOU TO
9 MAKE THAT PARTICULAR ALLEGATION?

10 MR. AUBREY: WELL, FOR ONE THING --

11 THE CHAIR: IS IT JUST SOMEBODY SAYING SOMETHING
12 OR IS IT YOUR IMPRESSION OR DO YOU HAVE ANYTHING THAT --

13 MR. AUBREY: I WAS LOOKING AT A PIECE OF
14 PROPERTY IN LONG BEACH AND GOING THROUGH THE COUNTY RECORDS
15 AND WHATNOT, AND SOMEWHERE ALONG THE LINE I RAN ACROSS
16 WALLIN AND SOME OF THEIR CONNECTIONS. AND I'M SURE IF IT
17 WAS INVESTIGATED PROPERLY, THERE'S A CONNECTION THERE.

18 AND I THINK OUR CITY SHOULD HAVE ITS
19 BOOKS AUDITED BY BOTH THE CITY AND THE CITY COUNCIL BY
20 PEOPLE THAT UNDERSTAND THESE THINGS. I MANAGED THE NEW
21 YORK STOCK EXCHANGE ALONG WITH OTHER THINGS FOR 16 YEARS
22 AND I KNOW TANGLED BUDGETS AND THINGS, BUT I HAD AUTHORITY.

23 THE CHAIR: MR. AUBREY, I'M VERY INTERESTED IN
24 THE ALLEGATIONS THAT YOU MADE REGARDING THIS LAW FIRM THAT
25 REPRESENTS THE CITY. DO YOU HAVE ANYTHING ELSE OTHER THAN

1 THE STATEMENT YOU MADE ABOUT COMING UPON MR. WALLIN AND HIS
2 CONNECTIONS, AS YOU TERMED IT, IN THE CITY OF LONG BEACH,
3 THAT WOULD INDICATE TO US THAT THERE IS SOME CONNECTION
4 BETWEEN MR. WALLIN AND HIS LAW FIRM AND ANY CONTRACTORS
5 THAT DO BUSINESS IN THE CITY OF BELL GARDENS?

6 MR. AUBREY: I VERY DEFINITELY READ IT
7 SOMEWHERE. I'M NOT TOO POSITIVE WHERE. I DON'T KNOW.
8 IT'S EVEN BEEN IN THE PAPER ONCE.

9 THE CHAIR: IF YOU WOULD BE KIND ENOUGH, SIR,
10 WITHIN THE TEN-DAY PERIOD, IF YOU CAN --

11 MR. AUBREY: I THINK SHE FOUND IT.

12 THE CHAIR: ALL RIGHT. THANK YOU.

13 NOW, YOU'VE INDICATED A DESIRE TO -- YOU
14 MADE A REQUEST THAT THE ELECTION BE MONITORED. ON WHAT DO
15 YOU BASE THIS RECALL ELECTION? ON WHAT DO YOU BASE THAT
16 REQUEST?

17 MR. AUBREY: WELL, IF YOU READ THE PAPERS THAT
18 THE CITY ITSELF PUTS OUT, 80 PERCENT OF THE PEOPLE -- EVEN
19 PETE TORRES, OUR STATE SENATOR, SPOKE AGAINST THE RESULT.
20 THEY SAID 80 PERCENT OF THE PEOPLE ARE AGAINST WHAT THEY'RE
21 DOING. BUT AS THE MAYOR SAID, HE DIDN'T CARE WHAT THE
22 PEOPLE WANTED. HE GOT ELECTED SO HE COULD HAVE WHAT HE
23 WANTED.

24 THE CHAIR: WHEN DID HE MAKE THAT STATEMENT?

25 MR. AUBREY: ABOUT A MONTH AGO.

1 THE CHAIR: WHERE DID HE MAKE THAT STATEMENT?

2 MR. AUBREY: IN THE CITY HALL. AT AN OPEN
3 MEETING. IT SHOULD BE ON THE MINUTES.

4 THE CHAIR: DO YOU RECALL WHEN THAT WAS SO WE
5 CAN GO GET THE MINUTES?

6 MR. AUBREY: I THINK IT'S -- I MISSED A COUPLE
7 OF MEETINGS. I THINK IT'S THE LAST MEETING -- IT COULD BE
8 THE LAST MEETING OF OCTOBER. THOUGH I THINK IT WAS THE
9 FIRST.

10 THE CHAIR: WHAT IS THERE ABOUT THAT STATEMENT
11 THAT CAUSES YOU TO BELIEVE THAT THERE WOULD BE A PROBLEM
12 WITH THE ELECTION THAT WOULD REQUIRE MONITORING?

13 MR. AUBREY: WELL, WHEN WE TRIED TO EXPRESS --
14 WHICH THE REASON FOR AN OPEN MEETING, AS YOU KNOW, IS FOR A
15 CHANCE FOR PEOPLE TO EXPRESS THEIR OPINIONS ABOUT THINGS.
16 THEY DON'T WANT YOU TO EXPRESS THEM. WHEN YOU DISAGREE
17 WITH ANYBODY, ESPECIALLY LIKE I DID, THEY GET THE POLICE TO
18 TAKE ME OUT.

19 BUT I FEEL IT'S A FRAUDULENT THING
20 THEY'RE DOING. BUT WE HAVE 23 SOME MILLION DOLLARS
21 EXPENDITURE BUDGET PLAN THIS YEAR, AND WE HAVE -- THE CITY
22 IS BUYING UP PROPERTIES. WE HAVE MONEY THAT I CAN'T SEE IN
23 THE BUDGETS THAT I'VE LOOKED AT. I'M WONDERING WHERE IN
24 THE WORLD IT'S GOING UNLESS IT'S GOING -- SIPHONED OFF HERE
25 AND THERE. AND I'VE BEEN AROUND LONG ENOUGH TO KNOW THAT

1 THOSE THINGS DO GET DONE AND ARE DONE IN LOTS OF CIRCLES.

2 BUT I HAVE WRITTEN, ACTUALLY -- I'LL
3 GIVE YOU A COPY OF THIS. I'VE WRITTEN OTHER PEOPLE, TOO.
4 I'VE WRITTEN THE IRS AND --

5 THE CHAIR: MR. AUBREY.

6 MR. AUBREY: -- SO FORTH ASKING --

7 THE CHAIR: MR. AUBREY. EXCUSE ME, SIR. I
8 ASKED YOU SPECIFICALLY WHAT IS IT THAT CAUSES YOU TO
9 BELIEVE THAT IT WOULD BE NECESSARY TO MONITOR THE ELECTION.

10 YOU HAVE TO ANSWER THE QUESTION, SIR,
11 WITHOUT RAMBLING ON TO OTHER AREAS.

12 MR. AUBREY: THEY DON'T WANT TO LOSE THE
13 ELECTION. IF THEY LOSE THE ELECTION, SOMEBODY ELSE CAN
14 GAIN CONTROL. THAT'S MY PERSONAL OPINION. IT MAY BE JUST
15 A MATTER THEY DON'T WANT TO LOSE THE POWER THEY GOT AND
16 SO-CALLED INFLUENCE. BUT THAT'S MY REASONS.

17 THE CHAIR: THANK YOU, SIR.

18 MR. CONCHA, YOU'VE INDICATED THAT YOU
19 HAD NOTICE ABOUT A HEARING. THEN ALL A SUDDEN IT TURNED
20 OUT -- AND I REALIZE YOU WERE TRYING TO EXPEDITE YOUR
21 STATEMENT -- IT TURNED OUT THAT YOU ENDED UP GOING TO
22 COURT. WERE THERE A SERIES OF NOTICES GIVEN TO YOU ABOUT
23 THE PROPERTY INVOLVED?

24 MR. CONCHA: IN LOOKING AT THE STATEMENT
25 PREPARED BY THE CITY, THERE ARE STATED FACTS AS FAR AS -- I

1 BELIEVE '88, OCTOBER OF '88.

2 THE CHAIR: DID YOU RECEIVE THOSE LETTERS?

3 MR. CONCHA: OFF THE TOP OF MY HEAD, I DON'T
4 KNOW IF I DID OR DIDN'T. I DOUBT IT. BECAUSE THEY WERE
5 ADDRESSED TO AN ADDRESS THAT I HAD DONE BUSINESS THERE BACK
6 IN '87, I BELIEVE.

7 THE CHAIR: WAS THIS THE ADDRESS THAT YOU PUT ON
8 YOUR PROPERTY TAX FOR --

9 MR. CONCHA: AT THE TIME, YES.

10 THE CHAIR: DID YOU UPDATE IT AND CHANGE THAT
11 ADDRESS AT ANY TIME?

12 MR. CONCHA: NO.

13 THE CHAIR: WHEN YOU WENT TO COURT AND YOU ENDED
14 UP PLEADING GUILTY, YOU INDICATED THAT THERE WAS A PROBLEM
15 ABOUT THE FENCE. WAS THAT ONE OF THE CHARGES?

16 MR. CONCHA: YES.

17 THE CHAIR: WAS THAT ONE OF THE CHARGES THAT YOU
18 PLED GUILTY TO?

19 MR. CONCHA: ACTUALLY, I DON'T KNOW WHAT I PLED
20 GUILTY TO. WHAT I WAS TOLD WAS JUST THAT -- CAREY REISMAN
21 TOLD ME, HE SAYS, "IF YOU DECIDE TO GO AND GET YOURSELF AN
22 ATTORNEY, I HAVE TO WARN YOU. I'VE BEEN DOING THIS FOR TEN
23 YEARS, AND I'VE NEVER LOST A CASE." AT THE TIME HE HAD
24 LIKE ABOUT 17 OR 18 VIOLATIONS. HE HAD ALREADY INDICATED
25 TO ME IT WAS A THOUSAND DOLLARS APIECE.

1 SO I HAD TO FIGURE OUT, MAKE A QUICK
2 DECISION. HERE I'VE GOTTEN -- INSTEAD OF PAYING \$4,000,
3 TAKING THE PROBATION, OR I CAN GO OUT AND HIRE MYSELF AN
4 ATTORNEY, WHICH IS NOT GOING TO LISTEN TO ME UNLESS I COUGH
5 UP SOME MONEY. IT'S GOING TO PROBABLY RUN ME ABOUT 5- TO
6 \$7,000, MAYBE \$10,000, TO FIGHT IT. SHOULD I LOSE AND THIS
7 GUY COMES HARD AT ME LIKE HE TELLS ME HE'S GOING TO COME,
8 I'M LOOKING AT ANOTHER 17-, \$18,000. I SAID I HAD TO MAKE
9 AN ECONOMICAL DECISION.

10 THE CHAIR: I UNDERSTAND.

11 MR. CONCHA: \$4,000 OR --

12 THE CHAIR: MY --

13 MR. CONCHA: I HAVE HERE A LIST OF THINGS THAT
14 WAS GIVEN ME BY THE CITY.

15 THE CHAIR: SINCE THE TIME THAT YOU'VE ENTERED
16 THAT PLEA, WHAT FOLLOW-UP HAS THERE BEEN BY THE CITY
17 INSPECTOR?

18 MR. CONCHA: THEY HAVE BEEN OUT TO THE PROPERTY.
19 I TOOK OUT PERMITS FOR THE FENCE THAT WAS PUT IN. I PUT A
20 NEW ELECTRICAL METER.

21 THE CHAIR: WHAT I'M SAYING IS, DID THE CITY --

22 MR. CONCHA: YES, THE CITY.

23 THE CHAIR: WHAT I'M ASKING, SIR, IS: WHAT
24 FOLLOW-UP WAS MADE BY THE CITY, EITHER THE INSPECTOR OR THE
25 PLANNING DEPARTMENT OR WHOEVER, WITH REGARD TO THE

1 PROPERTY?

2 MR. CONCHA: WELL, THEY'VE BEEN GOING OUT TO THE
3 PROPERTY TO INSPECT THE THINGS THAT HAVE BEEN DONE.

4 THE CHAIR: NOW, WITH RESPECT TO THE INTERIOR OF
5 THE PROPERTIES, TO THE BEST OF YOUR KNOWLEDGE HAVE ANY
6 COMPLAINTS BEEN MADE BY ANY OF THE TENANTS?

7 MR. CONCHA: NO.

8 THE CHAIR: HAVE THEY INDICATED TO YOU A REASON
9 WHY THEY WANT TO INSPECT THE INTERIOR OF THESE LOCATIONS?

10 MR. CONCHA: NO.

11 THE CHAIR: WERE YOU AWARE OF ANY INSPECTIONS
12 PRIOR TO YOUR GOING TO COURT?

13 MR. CONCHA: YES.

14 THE CHAIR: HOW LONG BEFORE YOU WENT TO COURT
15 WERE YOU AWARE OF THESE INSPECTIONS?

16 MR. CONCHA: I DON'T REMEMBER. MAYBE A WEEK
17 BEFORE I WENT TO COURT OR A COUPLE OF DAYS BEFORE I WENT TO
18 COURT I WAS TOLD HE WAS THERE TAKING PICTURES, ASKING TO GO
19 INTO THE PROPERTIES.

20 THE CHAIR: WITH RESPECT TO THE NEIGHBOR'S
21 PROPERTY, HOW LONG HAS THAT CONDITION EXISTED AS SHOWN IN
22 THE PHOTOGRAPHS? JUST AN ESTIMATE.

23 MR. CONCHA: ALL THIS YEAR THAT I KNOW OF. IT'S
24 SINCE -- I'VE OWNED THE PROPERTY SINCE 1987.

25 THE CHAIR: DO YOU KNOW WHETHER OR NOT THE

1 PERSON THAT OWNS THAT PROPERTY HAS ANY INVOLVEMENT WITH THE
2 CITY?

3 MR. CONCHA: NO, I DON'T.

4 THE CHAIR: I HAVE NOTHING FURTHER.

5 MR. BELTRAN.

6 MR. CONCHA: I WOULD ALSO LIKE TO SAY IN MY
7 STATEMENT THAT AT ANOTHER DATE I HAD MET WITH CARLOS
8 LEVARIO ON ANOTHER PIECE OF PROPERTY THAT WE OWNED THAT HE
9 DIDN'T KNOW THAT HE HAD ALREADY SEEN. THE EL CORTEZ
10 PROPERTY. THE OTHER PROPERTY IS MANAGED BY OUR PARTNER.

11 AT THAT TIME MY PARTNER WAS CRYING TO
12 ME. HE SAYS, "RUDY, GO DOWN THERE. SEE WHAT THE CITY
13 WANTS. I'M TIRED OF DEALING WITH THEM." HE HAD PROBLEMS,
14 AS WELL, WITH OTHER PROPERTIES. HE SAID, "I DON'T KNOW
15 WHAT THEY WANT."

16 I WENT TO CARLOS. HE DIDN'T REMEMBER
17 ME. AND I TOLD HIM, I SAID, "CARLOS, LET ME ASK YOU
18 SOMETHING," TALKING AS POLITE AS I POSSIBLY COULD BE, AS
19 YOU HAVE TO -- TO THESE INDIVIDUALS ANYWAYS. I ASKED HIM,
20 I SAYS, "CARLOS, WHAT HAPPENS IN A SITUATION WHERE" -- I
21 MENTIONED THE FENCE, YOU KNOW, "WHERE THE FENCE, THE CITY
22 WANTS IT TAKEN DOWN OR REPLACED?"

23 HE SAYS, "I WOULD TEAR IT DOWN. JUST
24 TEAR IT DOWN."

25 AND I SAID, "YOU KNOW, I DID THAT ONCE

1 BEFORE AND I WAS TAKEN TO COURT. I HAD TO PUT UP A FENCE
2 ON ANOTHER PIECE OF PROPERTY."

3 AND HE SAYS, "YEAH." HE JUST SHRUGGED
4 HIS SHOULDER AND THEN HE MENTIONED TO ME THAT HE REALLY
5 LOVES TO NAIL PEOPLE WHO DON'T COMPLY. HE GETS OFF ON
6 THAT.

7 THE CHAIR: WHO WAS THE JUDGE THAT YOU APPEARED
8 BEFORE?

9 MR. CONCHA: STANLEY -- IT WASN'T SCHOOLING. I
10 DON'T REMEMBER HIS LAST NAME.

11 THE CHAIR: WAS IT UPSTAIRS OR DOWNSTAIRS?

12 MR. CONCHA: DIVISION 4. MAYBE IT'S DOWN HERE
13 IN THESE PAPERS.

14 THE CHAIR: MR. BELTRAN, DO YOU HAVE ANY
15 QUESTIONS?

16 MR. BELTRAN: NO.

17 THE CHAIR: THANK YOU, GENTLEMEN. I APPRECIATE
18 YOUR TIME.

19 MR. ALAN GROSS, PLEASE.

20 MR. GROSS, WOULD YOU KINDLY INTRODUCE
21 YOURSELF FOR THE RECORD, PLEASE.

22 MR. GROSS: THANK YOU, MR. CARNEY. I'M ALAN
23 GROSS AND I'M AN ATTORNEY. FOR THE LAST YEAR OR SINCE
24 DECEMBER OF LAST YEAR I'VE BEEN DONATING MY SERVICES AS THE
25 ATTORNEY FOR THE BELL GARDENS NO REZONING COMMITTEE. AND,

1 AS SUCH, I'VE SPENT QUITE A BIT OF TIME RESEARCHING A
2 NUMBER OF AREAS PERTAINING TO THE CITY OF BELL GARDENS'
3 ENFORCEMENT AND ITS LAWS; AND I HOPE TO GIVE YOU A LITTLE
4 BIT OF AN OVERVIEW.

5 IN THAT RESPECT, LET ME SAY I APPRECIATE
6 THE FACT THAT YOUR TIME IS LIMITED, AND I THINK I'LL TRY TO
7 MOVE ALONG VERY WELL. LET ME SAY VERY BRIEFLY I'M A NATIVE
8 OF WASHINGTON D.C. I WENT TO GEORGETOWN LAW SCHOOL THERE.
9 I SERVED IN THE MARINE CORPS. IN THE 1960'S I OPERATED A
10 LEGAL AID CLINIC. IN THE '70'S AND EARLY '80'S I DONATED A
11 LOT OF TIME TO THE GAY RIGHTS ORGANIZATIONS IN THE LOS
12 ANGELES AREA. I'VE BEEN PRACTICING LAW SINCE 1960 IN LOS
13 ANGELES. MY SPECIALTY IS PRIMARILY AND ALMOST EXCLUSIVELY
14 REAL ESTATE LITIGATION IN ALL RESPECTS AND THE --

15 IN DECEMBER OF LAST YEAR I WAS CONTACTED
16 BY RESIDENTS OF THE CITY OF BELL GARDENS IN REGARDS TO THE
17 PROBLEMS THAT HAVE ARISEN HERE. I THINK THEY HEARD OF ME
18 THROUGH MY GENERAL REPUTATION AND ALSO FROM THE FACT THAT
19 FOR SEVERAL YEARS IN THE 1980'S I WAS VERY ACTIVE IN A .
20 LAWSUIT INVOLVING ZONING IN THE CITY OF MAYWOOD. MAYWOOD
21 HAS THE SAME CITY ATTORNEY OR SAME LAW FIRM AS BELL GARDENS
22 AND PRETTY MUCH THE SAME ZONING PROBLEMS. AND THROUGH
23 MY -- THROUGH THAT, THEY CONTACTED ME -- THE PEOPLE OF BELL
24 GARDENS CONTACTED ME WHEN THEY WERE REALIZING THEY WERE
25 HAVING PROBLEMS HERE.

1 VERY STRENUOUSLY AND CONTINUOUSLY SINCE
2 THE MIDDLE OF DECEMBER 1990 I HAVE SPENT A LOT OF TIME
3 WORKING FOR THE COMMITTEE. THE INFORMATION I'M GOING TO
4 GIVE YOU THIS MORNING, THE SOURCE OF THE INFORMATION
5 STEMS -- CITE FIGURES, RECORDED DOCUMENTS AND SO ON STEMS
6 FROM MY PERSONAL REVIEW OF THE LOS ANGELES COUNTY
7 RECORDER'S RECORDS. I HAVE MULTIPLE FILES OF DOCUMENTS OF
8 CITY AND COUNTY RECORDER. WHERE I HAVE COPIES OF THE
9 COUNTY RECORDER INDEXES. AND THAT'S WHERE THE INFORMATION
10 COMES FROM.

11 MY SOURCE ALSO INCLUDES THE FACT THAT I
12 HAVE -- MY KNOWLEDGE OF REAL ESTATE LITIGATION, IN LENDING
13 PRACTICES ON REAL ESTATE IN THE LOS ANGELES AREA, FROM MY
14 PRACTICE INVOLVING MORE THAN ONE LENDER, MORE THAN ONE --
15 CONSIDERABLE NUMBER OF PEOPLE IN HOLD TRUSTEES AND A NUMBER
16 OF PROBLEMS RELATED TO FINANCING REAL PROPERTY.

17 THE MAIN AREA I'M GOING TO FOCUS ON --
18 AND I'LL MOVE IT VERY QUICKLY -- IS THE AREA OF
19 ENFORCEMENT -- OF BELL GARDENS ENFORCEMENT OF ITS HOUSING
20 RULES REGARDING SUBSTANDARD CONDITIONS. AND I WANT TO KEEP
21 THAT SEPARATE FOR THE MOMENT BECAUSE IT IS SEPARATE FROM
22 THE ZONING, WHICH IS A DIFFERENT PROBLEM. ALTHOUGH BOTH
23 PROBLEMS KIND OF FOCUS, YOU KNOW, ON THE SAME ULTIMATE
24 CONSEQUENCES.

25 BUT LET ME FOCUS SIMPLY ON THE

1 ENFORCEMENT BY BELL GARDENS OF ITS HOUSING REGULATIONS AND
2 ALL REGULATIONS PERTAINING TO THE MAINTENANCE OF
3 RESIDENTIAL HOUSING. THE CITY OF BELL GARDENS, AS ANY
4 CITY, CAN RECORD WHAT THEY CALL A DECLARATION OF
5 SUBSTANDARD PROPERTIES. IT IS A STATEMENT BY THE CITY THAT
6 THE GIVEN PROPERTY IS SUBSTANDARD. IT GIVES NO OTHER
7 DETAILS OTHER THAN THE FACT THAT IT'S SUBSTANDARD. IT
8 GIVES THE ADDRESS OF THE PROPERTY. IT'S RECORDED. AND IT
9 STANDS THERE FOR ANYBODY --

10 THE CONSEQUENCES COME UP WHEN YOU WANT
11 TO SELL YOUR PROPERTY, WHEN YOU WANT TO BORROW ON YOUR
12 PROPERTY, WHEN YOU WANT TO USE YOUR PROPERTY FOR MOST ANY
13 BUSINESS PURPOSES. BECAUSE THE TITLE REPORT WILL SHOW --
14 THAT ANY LENDER WILL TAKE OUT OR YOUR BUYER WILL TAKE
15 OUT -- WILL SHOW THIS REPORT OF SUBSTANDARD NOTICE AND THE
16 PRACTICAL CONSEQUENCE IS SIMPLY THIS: THAT IT IS ALMOST,
17 AS A PRACTICAL MATTER, IMPOSSIBLE TO SELL THE TITLE OR TO
18 BORROW, TAKE OUT A NEW TRUST DEED ON YOUR PROPERTY UNLESS
19 YOU CAN OBTAIN REMOVAL. AND ONLY THE CITY THAT PUT THE
20 NOTICE ON THERE IS COMPETENT TO REMOVE IT. NOW, THERE IS
21 NOTHING ILLEGAL IF YOU SELL IT WITH A NOTICE ON THERE OR
22 BORROW. THERE IS NOTHING AT ALL ILLEGAL. IF ANY BUYER
23 WILL TAKE IT OR A LENDER WILL LOAN ON IT, FINE. BUT AS A
24 PRACTICAL MATTER, YOU HAVE A VERY SERIOUS PROBLEM.

25 THIS IS SIMPLY -- AS I SAY, IT'S A

1 RECORDED DOCUMENT. NOW, WHEN I STARTED TO -- I REVIEWED
2 FROM THE COUNTY RECORDER'S FIGURES THE STATISTICS DEALING
3 WITH THE RECORDING OF SUBSTANDARDS IN THE CITY OF BELL
4 GARDENS. AND I REVIEWED IT FOR THE PERIOD OF 1987, FOR THE
5 FOUR-YEAR PERIOD BEGINNING IN '87 AND THROUGH THE YEAR
6 1990. THE REASON THIS CAME UP IS BECAUSE IT WAS IN
7 DECEMBER 1990, AT THE VERY END OF THE YEAR, WHEN PEOPLE
8 FIRST REALIZED THAT THE CITY WAS ALSO GOING TO REZONE THE
9 ENTIRE CITY, AND THAT WOULD HAVE CONSEQUENCES.

10 BUT, IN SHORT, I FIND THAT BEGINNING IN
11 1987, THE NUMBERS OF SUBSTANDARD NOTICES RECORDED GREATLY
12 INCREASED BY THE CITY OF BELL GARDENS. AND MORE
13 SPECIFICALLY, IN THE FOUR-YEAR PERIOD THEY RECORDED 1,115
14 SUBSTANDARD NOTICES. I'LL GET TO THE SIGNIFICANCE OF THAT
15 FIGURE IN A MINUTE. IN 1990, IN THE FIRST TEN MONTHS OF
16 1990, THEY RECORDED 219 SUBSTANDARD NOTICES. I COMPARED
17 THAT WITH THE CITY OF LOS ANGELES. BY THE 1990 CENSUS, THE
18 CITY OF LOS ANGELES HAS A POPULATION OF 82 TIMES THE CITY
19 OF BELL GARDENS. THE CITY OF LOS ANGELES RECORDED 1,863
20 NOTICES IN THAT SAME PERIOD, WHICH EQUATES TO THE FACT THAT
21 THE CITY OF BELL GARDENS WAS REPORTING SUBSTANDARD NOTICES
22 AT TEN TIMES THE RATE OF THE CITY OF LOS ANGELES.

23 MORE SPECIFICALLY, IF YOU TAKE THE FACT
24 THAT IN THE FOUR-YEAR PERIOD ENDING IN 1990, OVER 1100
25 SUBSTANDARD NOTICES WERE REPORTED IN BELL GARDENS, AND I

1 COMPARED THAT WITH THE CITY OF BELL GARDENS PUBLICATION
2 WHICH LISTS EVERY PARCEL IN THE CITY, MAINLY TO GET THE
3 ZONING CLASSIFICATION OF THOSE. I FIND THE CITY OF BELL
4 GARDENS HAS 2300 PARCELS. SOME OF THESE PARCELS HAVE MORE
5 THAN ONE RESIDENTIAL UNIT. THEY MAY HAVE A HOUSE; THEY MAY
6 HAVE AN APARTMENT BUILDING.

7 BUT SUBSTANDARD NOTICES GO AGAINST
8 PARCELS. AND IF I TAKE THE FIGURE OF 2300 PARCELS --
9 RESIDENTIAL PARCELS -- RESIDENTIAL AND COMMERCIAL IN THE
10 CITY OF BELL GARDENS -- I FIND THAT IN THE FOUR-YEAR PERIOD
11 50 PERCENT OF ALL THE PARCELS IN THE CITY OF BELL GARDENS
12 WERE LABELED SUBSTANDARD. AND THEY EQUATE IN THE
13 NEWSPAPERS -- THE CITY OFFICIALS ARE TALKING IN THE
14 NEWSPAPERS, AND THEY'LL CALL THEM THE SLUMS. SO IN EFFECT,
15 IN JUST A FOUR-YEAR PERIOD, HALF THE PARCELS IN THE CITY
16 WERE LABELED SUBSTANDARD OR THE CITY MANAGER MIGHT SAY A
17 SLUM.

18 NOW, THE FACT IS ALSO THAT WHILE THEY
19 RECORD THESE 1,100 IN FOUR YEARS, THEY DON'T TAKE THEM OFF.
20 I BROUGHT WITH ME, FOR EXAMPLE, INDEX PAGES COVERING PART
21 OF THE COMPARABLE PERIOD. YOU'LL SEE THEM, PAGE AFTER
22 PAGE, 50 ITEMS PER PAGE, NOTICE OF SUBSTANDARD NOTICE --
23 NOTICE OF SUBSTANDARD PROPERTY. BUT YOU WON'T SEE ANY
24 CANCELLATIONS. IF A DOCUMENT IS CANCELED, THEY HAVE TO
25 RECORD A DOCUMENT CALLED RESCISSION OR CANCELLATION OF

1 SUBSTANDARD NOTICE. IT WILL SHOW UP IN THE INDEX. YOU
2 WILL NOT FIND ANY. THEY STAY THERE, AND STAY THERE, AND
3 STAY THERE. BUYING OR BORROWING OR SELLING PROPERTY COMES
4 INTO PLAY IN ANOTHER WAY, AND I WILL GET TO THAT IN A
5 MINUTE.

6 PARENTHETICALLY, I'LL SAY VERY BRIEFLY,
7 THE CITY HAS BEEN, OVER THE LAST FOUR YEARS, GREATLY
8 INCREASING THE NUMBER OF PROPERTIES PURCHASED. I PUT OUT
9 STATISTICS OF FOUR YEARS AGO. BUT BASICALLY IN 1986, 31
10 PARCELS WERE ACQUIRED BY THE CITY. ONLY TWO SOLD. IN
11 1987, 38 WERE ACQUIRED AND ZERO SOLD. IN 1988, 57 WERE
12 ACQUIRED AND ZERO SOLD. IN 1989, 21 WERE ACQUIRED AND FIVE
13 SOLD. JANUARY THROUGH OCTOBER 1990, 31 WERE ACQUIRED BY
14 THE CITY OR CITY REDEVELOPMENT, AND ONLY TWO WERE SOLD.
15 THEY'RE ACQUIRING PROPERTY. THE VALUE OF THE PROPERTY IS
16 GOING DOWN OVER THE LAST FOUR YEARS, WHICH I THINK THE
17 EFFECT OF THE ZONING LAW AND THE SUBSTANDARD NOTICES
18 CAUSED, WHILE THE CITY IS ACQUIRING PROPERTY. DRAW YOUR
19 OWN CONCLUSION.

20 NOW, THE CITIES ARE NOT SUPPOSED TO BE
21 IN THE BUSINESS OF ACQUIRING AND KEEPING PROPERTY. EVEN
22 REDEVELOPMENT AGENCIES ARE ONLY SUPPOSED TO ACQUIRE
23 PROPERTIES FOR THE PURPOSE OF CAUSING IT TO BE REDEVELOPED.
24 SOMETIMES THE CITY REDEVELOPS AND SOMETIMES THEY GET OTHER
25 PEOPLE TO REDEVELOP. BUT BASICALLY, IT'S TO BE REDEVELOPED

1 AND THEN EVENTUALLY SOLD TO SOME PRIVATE OWNER. THE CITY
2 IS NOT SUPPOSED TO BE IN THE BUSINESS OF HOLDING PRIVATE
3 PROPERTY.

4 THESE SUBSTANDARD NOTICES THAT GET
5 RECORDED -- AND I EMPHASIZE RECORDED -- COMMONLY ARE NOT
6 EVEN KNOWN TO THE OWNERS. I PERSONALLY -- OR I'VE SAT
7 AROUND AND SUPERVISED PEOPLE WHO HAVE GONE DOOR TO DOOR TO
8 EACH OF THE SUBSTANDARD -- OR THE PROPERTIES TO WHICH THERE
9 WAS A SUBSTANDARD NOTICE. I PERSONALLY TALKED TO A LOT
10 MYSELF. AND THE COMMON DENOMINATOR IS THEY DON'T EVEN KNOW
11 IT'S THERE. THESE ARE PEOPLE WHO MIGHT BE GETTING
12 PROSECUTED, AND THEY MIGHT BE AWARE THAT THERE'S A LETTER
13 FROM THE CITY ATTORNEY SAYING THE PROPERTY IS SUBSTANDARD,
14 BUT THEY DON'T KNOW THAT IT'S GONE TO THE EXTENT THAT
15 ANYTHING IS RECORDED.

16 THE COMMON PRACTICE IN THE CITY OF L.A.
17 AND OTHER CITIES IS JUST BECAUSE THE CITY SENDS OUT THE
18 LETTER AND FOLLOWS IT UP EVEN WITH A PROSECUTION THAT YOU'D
19 BETTER MAINTAIN YOUR PROPERTY, IT DOESN'T FOLLOW THAT
20 SOMETHING GETS RECORDED. THE RECORDING IS JUST A DIFFERENT
21 KIND OF REMEDY. YOU DON'T NEED TO RECORD SOMETHING AND
22 AFFECT THE TITLE THAT WAY TO PROSECUTE. AND MOST OF THE
23 PEOPLE, I SUGGEST -- AND CERTAINLY MOST OF THE ONES I'VE
24 TALKED TO OR HAVE HAD PEOPLE TALK TO -- ARE NOT AWARE THAT
25 ANYTHING WAS RECORDED.

1 JUST AS I WAS SITTING DOWN HERE THIS
2 MORNING, ONE OF THE PROPERTY OWNERS BROUGHT IT TO MY
3 ATTENTION THAT I HAD RECENTLY SENT HIM -- BECAUSE HE HADN'T
4 BEEN AWARE OF -- THAT A NOTICE HAD BEEN RECORDED ON HIS
5 PROPERTY. YOU DON'T FIND OUT IT'S BEEN RECORDED IF YOU'VE
6 LIVED HERE A LONG TIME AND YOU'RE NOT TRYING TO SELL OR
7 YOU'RE NOT TRYING TO BORROW. YOU DON'T FIND OUT IT'S
8 RECORDED UNTIL SOMEBODY HAS REASON TO GET A TITLE FOR IT.

9 NOW, LET ME GET FROM RECORDED
10 SUBSTANDARD NOTICES TO PROSECUTIONS. IN THE COURSE OF
11 WORKING FOR THE COMMITTEE, I'VE HAD A LOT OF PEOPLE COME IN
12 AND EXPRESS THEIR COMPLAINTS; THEY WERE GETTING PROSECUTED.
13 THEY WERE GETTING LETTERS AND FOLLOWED UP BY PROSECUTIONS.
14 THEY HAVE -- NO ONE, OF COURSE, CAN TELL WHETHER THE LETTER
15 FROM THE CITY IS CORRECT OR NOT UNLESS YOU GO INSPECT
16 YOURSELF. WE DON'T HAVE THE PEOPLE ON TOO MANY OCCASIONS
17 TO DO THAT, AND I DON'T KNOW, BUT I HEAR A LOT OF PEOPLE
18 COMMENT, AND I CERTAINLY IN A CONTEXT IN WHICH IT'S VERY
19 BELIEVABLE, THAT THE CITY IS SENDING THEM THESE LETTERS
20 WITHOUT ANY REAL BASIS, A LOT OF THEM.

21 ONE WOMAN -- AND AS I REVIEW THE
22 LETTERS, THEY'RE ALL COMPUTERIZED -- THEY ALL HAVE NUMBERS.
23 THEY'LL SKIP FROM NO. 6 TO NO. 13. ONE WOMAN -- AND IT'S
24 COMMON OF A NUMBER OF PEOPLE -- GOT A LETTER, FOR EXAMPLE,
25 WITH A LIST OF ABOUT 20 THINGS, AND SHE COULDN'T BELIEVE

1 THAT SHE HAD ALL THESE 20 AREAS OF VIOLATIONS. HER FRONT
2 YARD WASN'T KEPT UP WELL, BROKEN WINDOWS AND SO ON. AND
3 THE INSPECTOR WAS THERE, CARLOS LEVARIO, WHOSE NAME COMES
4 UP. HIS IS THE NAME THAT IS ON LITERALLY 99 PERCENT OF THE
5 1100 SUBSTANDARD NOTICES THAT WERE RECORDED.

6 IN ANY EVENT, THE WOMAN TOLD ME THAT
7 CARLOS WAS THERE AND GAVE HER THIS LIST. AND ONE THING SHE
8 COULD PINPOINT SAID BROKEN WINDOWS. AND SHE SAID, "BROKEN
9 WINDOWS. POINT TO ME AND SHOW ME ANY BROKEN WINDOWS."

10 HE LOOKED AROUND AND -- IN FACT, HE
11 DIDN'T BOTHER TO LOOK AROUND. HE JUST SMILED AND SAID,
12 "WELL, WE PUT THAT ON ALL THE NOTICES."

13 BUT IN ANY EVENT, IF YOU GET THIS LETTER
14 AND YOU DON'T PURSUE IT, YOU GET PROSECUTED. EXCEPT THAT
15 THERE'S ANOTHER ELEMENT THAT COMES IN THE MIDDLE. YOU'LL
16 GET A LETTER AND THE INSPECTOR WILL COME BACK AND,
17 HOPEFULLY, YOU'VE CURED IT. AND THEN THE INSPECTOR MIGHT
18 FIND SOMETHING ELSE. AND I'VE TALKED TO MANY PEOPLE THAT
19 IT GOES ON AND ON OVER SEVERAL YEARS. HALF THE TIME THE
20 LISTS ARE ONLY VERBALLY -- THE AMENDMENT IS MADE VERBALLY.
21 THEY HAVE A CONTINUAL POWER OVER YOU ESPECIALLY WHEN
22 THEY'RE THREATENING PROSECUTION -- OR THE INSPECTOR IS --
23 THAT YOU'D BETTER DO WHAT HE SAYS.

24 I HAVE NO IDEA HOW MANY EVENTUALLY GO TO
25 PROSECUTION. WE HAVE BEEN -- I HAVE BEEN STAYING AWAY FROM

1 REPRESENTING ANYBODY IN PROSECUTIONS. HOWEVER, RECENTLY IT
2 GOT TO THE POINT WHERE I COULDN'T WORK, AND I DID PRO BONO
3 REPRESENT SEVERAL PEOPLE WHO WERE BEING PROSECUTED.
4 ACTUALLY, TO BE EXACT, I THINK THREE. ONE OF WHOM
5 EVENTUALLY PLED GUILTY, AND THE OTHER TWO HAVE DECIDED TO
6 STAND UP AND SEEK A TRIAL.

7 BUT LET ME MENTION BRIEFLY AS FAR AS THE
8 PLEADING GUILTY. THIS IS COMMON OF THE PEOPLE YOU'VE
9 HEARD. PEOPLE COME TO ME AND THEY HAVE -- THEY'VE GONE TO
10 ATTORNEYS, BECAUSE FOR MONTHS WE'VE BEEN TELLING THEM IF
11 YOU REALLY BELIEVE YOU DIDN'T DO IT, GO TO AN ATTORNEY.
12 THE FACT IS THAT I GET THIS FROM WHAT THEY TELL ME, AND
13 THEN I TALK TO THEIR ATTORNEYS, AND THEN MORE RECENTLY THE
14 CITY OFFICE ITSELF.

15 THE FACT IS THAT THE AVERAGE PERSON
16 BEING PROSECUTED IS FACING A FINE IN THE RANGE OF A
17 THOUSAND, MAYBE \$1500. AND THE AVERAGE PERSON GOES -- WHO
18 IS BEING PROSECUTED IS TOLD BY AN ATTORNEY -- AND THE
19 FIGURE SEEMS TO BE COMMON IN PERIOD AND CYCLES, EVERY ONCE
20 AND A WHILE WHAT THE ATTORNEYS ARE CHARGING -- THAT IT WILL
21 RUN 3- TO \$4,000 TO DEFEND THEM. SO THERE'S THE DILEMMA.
22 THEY BELIEVE IN THE PRINCIPLE. IF THEY HAVE THE MONEY AND
23 THEY WANT TO SPEND THE MONEY, THE 3- OR \$4,000 TO PAY THE
24 ATTORNEY TO DEFEND THEM AGAINST SOMETHING THAT THEY WEREN'T
25 GUILTY OF IN THE FIRST PLACE, OR DO THEY JUST WANT TO PLEAD

1 GUILTY AND TAKE THE FINE.

2 COMMONLY, THEY DON'T EVEN HAVE A CHOICE
3 IF THEY DON'T HAVE THE MONEY. COMMONLY, THEY PLEAD GUILTY
4 AND THEY'RE THEN FACED WITH ANOTHER PROBLEM. AND I WAS
5 LISTENING AS MISS DAVIS WAS ASKING HERE ABOUT WHY
6 MR. CONCHA WENT TO COURT SO MUCH, AND THE COMMENT WAS MADE
7 REGARDING PROBATION CONDITIONS AND SOMETHING ABOUT JUST
8 COMPLYING WITH THE CITY REQUIREMENTS.

9 WHEN YOU GO TO COURT AND YOU PLEAD
10 GUILTY, YOU PAY YOUR FINE, BUT YOU'RE ALSO ON PROBATION FOR
11 COMMONLY THREE YEARS. AND IN THE THREE YEARS YOU SIGN AN
12 AGREEMENT. AND YOU DO NOT SIMPLY AGREE TO OBEY ALL THE
13 LAWS, BUT YOU AGREE TO OBEY ALL THE LAWS AND REGULATIONS
14 AND RULINGS OF THE CITY OF BELL GARDENS.

15 SO WHEN MR. CONCHA WAS TALKING ABOUT --
16 TO ANSWER THIS QUESTION ABOUT JUST COMPLYING WITH CITY
17 REQUIREMENTS, WE'RE TALKING ABOUT THE CITY'S VERSION OF
18 THEIR REQUIREMENTS AND THE CITY'S VERSION OF THEIR
19 REGULATIONS. AND PART OF THEIR REGULATIONS INVOLVE ZONING
20 REGULATIONS AND HOW THEY INTERPRET THE ZONING OR HOW THEY
21 INTERPRET THE WORD "SUBSTANDARD" -- WHICH IS, NOT BY THE
22 WAY, DEFINED TOO WELL IN THE LAWS OR THE STATUTES. SO
23 WE'RE REALLY LEFT WITH THE CITY'S VERSION, AND THEY WILL
24 PROSECUTE IF THEY THINK YOU VIOLATED THEIR VERSION.

25 AND YOU GET INTO THE OVERALL POWER OF

1 THE CITY OVER A POPULATION, WHICH DOES NOT HAVE THE --
2 GENERALLY HAVE THE MEANS TO GO HIRE ATTORNEYS TO FIGHT WHAT
3 CARLOS LEVARIO'S CLAIMS, HIS VERSION OF SUBSTANDARD
4 CONDITIONS.

5 BUT THEY HAVE -- THEY PLEAD GUILTY.
6 THAT'S WHAT THEY HAVE TO PLEAD. SO FOR THREE YEARS THEY
7 CAN BE HAULED INTO COURT AT ANY TIME BECAUSE THE CITY IS
8 CLAIMING THAT PROBATION HAS BEEN BREACHED. THERE IS A
9 CONTINUAL SCRUTINY THERE.

10 LET ME SAY A WORD ON ZONING VERY
11 QUICKLY. BASICALLY, WHEN THEY REZONE -- ZONING DOES NOT
12 SHOW UP ON TITLE REPORTS, AND THE EFFECT -- WITHOUT GETTING
13 INTO THE LEGALITIES OF THE ZONING -- THE BELL GARDENS
14 ZONING LAWS -- AND WE THINK THEY'RE ILLEGAL AND THAT'S WHY
15 WE HAVE TWO LAWSUITS -- OR ONE LAWSUIT WHICH IS STILL
16 PENDING IN LOS ANGELES SUPERIOR COURT.

17 BUT THE FACT IS THAT THE CITY HAS THROWN
18 OUT A WHOLE NEW ZONING MAP EFFECTIVE JANUARY THIS YEAR.
19 ZONING LAWS ARE NOT RECORDED. LENDERS AND BUYERS ARE
20 CONFIDENT WITH WHAT A TITLE REPORT WILL SHOW. BUT A TITLE
21 REPORT WILL NOT SHOW ZONING. YOU HAVE TO GO DOWN AND SEND
22 SOMEBODY TO CITY HALL AND FIND OUT IF THERE'S A ZONING
23 PROBLEM, WHETHER THE LENDER REALLY SHOULD LEND.

24 IF YOU GO DOWN TO CITY HALL, YOU'RE
25 GOING TO RUN INTO TWO PROBLEMS. ONE IS IT'S NOT EASY TO

1 DETERMINE ZONING. IT MAY SEEM THAT WAY. AND IT'S
2 ESPECIALLY NOT EASY IF YOU SEE AN ARROGANCE ON THE PART OF
3 THE CITY OFFICIALS WHO THROW OUT BOOKS AND SAY, "YOU LOOK
4 IT UP," OR DON'T REALLY SEEM TO ANSWER YOUR QUESTIONS.
5 ESPECIALLY IN THE SITUATION WHERE THE ZONING HAS BEEN
6 CHANGING AS THEY CLAIM.

7 SO IF YOU WERE A LENDER, YOU WOULD BE
8 VERY RELUCTANT IF YOU THOUGHT THERE MIGHT BE A BIG ZONING
9 PROBLEM AND WHETHER OR NOT YOU WERE LOANING ON A HOUSE
10 WHICH HAD REALLY EVEN QUALIFIED TO BE A HOUSE, OR INSTEAD
11 IT MIGHT HAVE BEEN REZONED COMMERCIAL OR MANUFACTURING.
12 YOU WOULD BE RELUCTANT. THE ZONING PROBLEM IS ANOTHER
13 INDEPENDENT AREA OF WHICH IN EFFECT REDUCES THE VALUE OF
14 THE PROPERTY IN THE CITY OF BELL GARDENS. IT MAKES IT
15 HARDER TO SELL. IT MAKES IT HARDER TO BORROW ON IT.

16 FINALLY, THE ARROGANCE OF THE CITY
17 OFFICIALS IS THERE. I'VE SEEN IT FIRSTHAND. I'VE HEARD
18 TOO MANY VERSIONS AND TOO MANY WAYS. YOU GO DOWN TO CITY
19 HALL TO ASK FOR HELP. YOU'VE GOT TO HAVE A STRONG EGO AND
20 A STRONG SENSE OF SECURITY. AND EVEN IF YOU'RE A LAWYER,
21 EVEN IF YOU'RE COMING FROM A POSITION WHICH APPEARS TO BE
22 MORE CREDIBLE OR AT LEAST MORE POWERFUL THAN OTHER PEOPLE,
23 YOU'RE NOT GOING TO BE -- YOU'RE STILL GOING TO HIT IT.
24 I'VE HIT IT. IT'S THERE.

25 THAT'S THE END OF MY COMMENTS.

1 THE CHAIR: MISS DAVIS?

2 MS. DAVIS: YES. HAS ANYBODY EVER CHALLENGED
3 THE COST OF PEOPLE GOING TO COURT FOR THESE KINDS OF
4 MATTERS? YOU KNOW, THE SCHEDULE OF THE COURTS AND THE
5 JUDGES SUPPOSEDLY HAVE -- OVERBURDENED WITH OTHER KINDS OF
6 MATTERS. SOMETHING THAT COULD BE HANDLED AT APPEALS BOARD
7 OR SOMETHING, YOU KNOW. I DON'T KNOW WHETHER THE COUNTY
8 HAS AN APPEAL BOARD FOR ANY OF THESE CASES.

9 TO ME, IT'S SUCH A GROSS NUISANCE OF THE
10 COURT'S TIME. AND, OF COURSE, THE INTIMIDATION THAT OCCURS
11 TO THE PEOPLE WHO HAVE TO GO TO COURT FOR THESE KINDS OF
12 MATTERS.

13 ARE THEY CONSIDERED TO BE CRIMINAL
14 MATTERS? DOES THIS APPEAR ON THE RECORD THEN AS A CRIMINAL
15 MATTER?

16 MR. GROSS: IT'S A CRIMINAL MATTER. IT'S NOT A
17 FELONY. IT'S WHAT YOU CALL A MISDEMEANOR. IT'S A CRIMINAL
18 MATTER. IF THE CITY WANTS TO CLAIM THAT YOU ARE CONVICTED
19 AS A SLUMLORD, THEY'RE TECHNICALLY CORRECT.

20 ALL THE RULES AND SAFEGUARDS THAT APPLY
21 IN CRIMINAL CASES APPLY HERE. BUT THERE IS NO PUBLIC
22 DEFENDER. THE CHARGE, AS I MENTIONED PREVIOUSLY, 3- OR
23 \$4,000 WHICH ATTORNEYS CHARGED TO REPRESENT, PROBABLY IS
24 NOT UNREASONABLE. I'M NOT SUGGESTING THAT. IT DOES TAKE A
25 LOT OF TIME TO GO OVER THE LAST TWO YEARS OF THE

1 MAINTENANCE OF A PROPERTY. IT TAKES A LOT OF TIME. AND
2 THE CHARGE AND THE COST IN A GIVEN CASE MAY BE REASONABLE.

3 MS. DAVIS: ARE ALL OF THE PEOPLE THAT ARE
4 HAVING THESE DIFFICULTIES LANDLORDS? DO ANY OF THE PEOPLE
5 WHO ARE ACTUALLY JUST HOMEOWNERS AND LIVING WITHIN BELL
6 GARDENS, ARE THEY EXPERIENCING THESE KINDS OF DIFFICULTIES
7 ALSO?

8 MR. GROSS: OH, YES.

9 MS. DAVIS: REALLY?

10 MR. GROSS: OH, YES. WE'RE NOT TALKING ABOUT
11 APARTMENT BUILDING OWNERS. THEY ARE INCLUDED. BUT THE
12 VAST NUMBER OF THESE ARE PEOPLE WHO OWN HOUSES. COMMONLY,
13 THEY MAY OWN -- A COMMON LOT IN BELL GARDENS, FROM MY
14 EXPERIENCE IS A LOT WITH A HOUSE WITH ONE OR TWO SMALLER
15 HOUSING UNITS. THE OWNER LIVES IN THE FRONT HOUSE AND
16 RENTS OUT THE ONE OR TWO IN THE BACK.

17 MS. DAVIS: SO IN A CASE LIKE THAT, I CAN SEE
18 THE INSPECTORS GOING AFTER THE HOMES THAT ARE BEING RENTED,
19 BUT DO THEY ALSO TAKE IN THE HOME THAT THE OWNER LIVES IN,
20 ALSO? DO YOU KNOW IF THEY INCLUDE THOSE IN THE
21 INSPECTIONS?

22 MR. GROSS: YES. HOMEOWNERS ARE -- THE
23 PROSECUTIONS -- I'M SURE THE STATISTICS OF THE PROSECUTIONS
24 AGAINST HOMEOWNERS; THAT IS, AGAINST THE PERSON WHO IS
25 LIVING IN THE HOUSE WHICH IS THE SUBJECT OF THE SUPPOSED

1 VIOLATION IS JUST THE SAME PERCENTAGE AS ANYBODY ELSE.
2 THEY'RE AS LIKELY TO WIND UP IN COURT AS ANYBODY.

3 MS. DAVIS: DO YOU KNOW IN COMPARISON TO OTHER
4 CITIES -- MAINLY THE CITY OF LOS ANGELES AND SO ON -- THAT
5 THE THINGS THAT THEY'RE CITING AS NOT BEING IN
6 COMPLIANCE -- I MEAN, I'M A HOMEOWNER AND I LOOKED DOWN THE
7 LIST AND I THOUGHT, MY GOD, YOU KNOW, I JUST PUT IN A NEW
8 FAUCET IN THE SINK. I DIDN'T GET A PERMIT. AND I KNOW THE
9 GENTLEMAN WHO SAID THAT SAID THAT LATER HE FOUND OUT IT
10 WASN'T TRUE OR SOMETHING.

11 BUT ARE THESE COMMON THINGS THAT ARE
12 ENFORCED IN OTHER CITIES? I JUST WONDERED HOW THE BUILDING
13 CODE IN BELL GARDENS COMPARES TO THE ENFORCEMENT OF THE
14 BUILDING CODES -- YOU KNOW, THE LEGAL PART OF IT, NOT THE
15 HARASSMENT AND ALL THE REST.

16 MR. GROSS: IN ANALYZING THIS RECENTLY, I FIND
17 THAT THE BELL GARDENS CITY COUNCIL WITHIN THE LAST YEAR OR
18 TWO, THEY LITERALLY ADOPTED WORD FOR WORD THE LOS ANGELES
19 CITY HOUSING AND BUILDING CODE. IT IS THE SAME, MAYBE WITH
20 MINOR VARIATIONS OF THE CODE. I THINK THE PROBLEM ARISES
21 IN HOW THE CODE IS INTERPRETED AND ENFORCED BY THE CITY,
22 NOT SO MUCH WITHIN THE LANGUAGE OF IT.

23 MS. DAVIS: THANK YOU.

24 MR. GROSS: LET ME MENTION VERY QUICKLY IN CASE
25 THERE'S A -- WHEN I SAY THERE WAS 1100 SUBSTANDARD NOTICES

1 RECORDED, IT DOESN'T MEAN THEY ALL GET PROSECUTED. AT THE
2 SAME TIME A LOT OF THE PEOPLE THAT GET PROSECUTED ARE NOT
3 ON THE LIST OF THOSE THAT GOT RECORDED. SO IF WE ADD THE
4 ONES THAT WERE RECORDED AND YOU ADD TO THOSE THE ONES THAT
5 GET PROSECUTED BUT WEREN'T RECORDED, YOU HAVE A MUCH HIGHER
6 NUMBER THAN THE 1100.

7 INDEED, MANY OF THE 1100 AS TO WHICH
8 WERE RECORDED MIGHT NOT HAVE BEEN PROSECUTED. I HAVEN'T
9 BEEN ABLE TO GATHER ANY STATISTICS ON PROSECUTIONS. HOW
10 MANY AND UNDER WHAT CIRCUMSTANCES.

11 MS. DAVIS: JUST ONE LAST THING. IN YOUR
12 EXPERIENCE, DO OTHER CITIES -- THE CITY OF LOS ANGELES --
13 THEY DO REMOVE THESE CERTIFICATES FROM THEIR ROLLS ONCE
14 PEOPLE HAVE COMPLIED WITH WHATEVER?

15 MR. GROSS: YES. AND NOT ONLY -- YES. IT'S A
16 SIMPLE PROCESS. AND NOT ONLY THAT, BUT THE CITY OF LOS
17 ANGELES GENERALLY LIMITS RECORDINGS TO APARTMENTS. I DON'T
18 THINK IT'S COMMON TO RECORD ON A HOUSE THAT A PERSON LIVES
19 IN, EVEN IF IT'S A HOUSE WITH ONE OR TWO RENTAL UNITS IN
20 THE BACK OF THE HOUSE.

21 MS. DAVIS: I KNOW RENT CONTROL -- THOSE TYPES
22 OF UNITS ARE EXEMPT EVEN FROM RENT CONTROL.

23 THANK YOU.

24 THE CHAIR: MR. COOPER.

25 MR. COOPER: THIS MAY BE A DUMB QUESTION OR IT

1 MAY BE AN OBVIOUS ONE WHICH WE'VE GONE OVER AND OVER IT,
2 BUT I'M STILL CONFUSED ON A POINT OR TWO HERE.

3 WE TALKED ABOUT THE NEED TO TIE UP THE
4 TITLE OF PROPERTIES IN ORDER TO PROSECUTE FOR CODE
5 VIOLATIONS, WHICH I THINK IS UNUSUAL AND TOTALLY
6 UNNECESSARY. I WANT TO GO BACK TO THAT. I WANT TO GO BACK
7 TO THE INSPECTION PROCESS BECAUSE I STILL DON'T UNDERSTAND
8 THAT, AND I'M SURE WE'RE GOING TO BE GETTING MORE
9 CLARIFICATION ON THAT DURING THE DAY.

10 IS IT YOUR IMPRESSION THAT THE CITY
11 INSPECTORS OR INSPECTOR, WHATEVER THE CASE MAY BE, SIMPLY
12 ARE AMBITIOUS OR OVERZEALOUS IN CARRYING OUT MAYBE THEIR
13 OWN -- THEIR RESPONSIBILITIES OR INCLUDING -- I'M NOT
14 TRYING TO PUT WORDS IN YOUR MOUTH -- THEIR OWN PRIVATE
15 INTERPRETATIONS OF THAT, OR IS THIS ACTING UNDER THE
16 DIRECTION OR ORDERS OR POLICY FROM THEIR SUPERVISOR OR FROM
17 COUNSEL OR FROM SOMEONE ELSE?

18 TO WHAT DO YOU ATTRIBUTE THE LEVEL OF
19 INSPECTION, AND WHAT I CONSIDER TO BE -- AND I'M
20 PARAPHRASING -- AN OVERKILL THAT I'VE HEARD EXPRESSED HERE
21 TIME AND TIME AGAIN. HOW DO YOU EXPLAIN THE INSPECTION --
22 THE RESULTS OF THOSE CODE INSPECTIONS THAT GO ON?

23 MR. GROSS: I CAN'T EXPLAIN IT. IT'S ALMOST
24 BIZARRE TO THE EXTENT WHICH THEY DO IT, AND I WOULDN'T WANT
25 TO SPECULATE ON THEIR MOTIVATIONS.

1 MR. COOPER: YOU SAID THAT YOU HAVE TO HAVE A
2 STRONG EGO IN ORDER TO GO DOWN TO CITY HALL AND ASK FOR
3 HELP OR EVEN TO ASK QUESTIONS. I THINK THAT'S PRETTY MUCH
4 WHAT YOU WERE SAYING. IS THAT TRUE FOR ANYBODY PRETTY MUCH
5 ON ANY SUBJECT, OR COULD YOU NARROW IT, AND SAY IT HAS TO
6 DO SPECIFICALLY WITH THE CODE VIOLATIONS AND THAT SOME
7 PERSONS ARE AFFECTED MORE THAN OTHERS?

8 MR. GROSS: FOR EXAMPLE, I'VE SAT IN ON
9 MEETINGS, NOT ONLY OF RESIDENTS BUT OF NONBUSINESS PEOPLE
10 AND EVEN NONRESIDENT BUSINESS PEOPLE. A WOMAN BROKER TOLD
11 ME THAT WHEN SHE HAD TAKEN HER CLIENTS DOWN TO CITY HALL
12 BECAUSE THEY WERE IN ESCROW AND SOMEBODY TOLD HER, AND THEY
13 THEN REALIZED THERE WAS THIS PROBLEM WITH THE ZONING. AND
14 THEY WENT DOWN AND THEY SPOKE TO A HIGH OFFICIAL WHO
15 IMMEDIATELY STARTED TELLING THE CLIENT IF THEY DON'T SUE
16 THE BROKER FOR GETTING THEM IN THE MESS IN THE FIRST PLACE.
17 AND THE BROKER SAID SHE ENDED UP CRYING AND WAS HIGHLY
18 EMBARRASSED IN FRONT OF HER CLIENT.

19 I'VE JUST HEARD A LOT OF EXPERIENCES OF
20 PEOPLE WHO HAVE GONE DOWN THERE AND GOTTEN INSULTED. I'LL
21 GIVE YOU MY OWN PERSONAL EXPERIENCE IF MY EGO CAN WITHSTAND
22 IT. I WENT DOWN VERY EARLY IN THE GAME, VERY EARLY IN
23 DECEMBER WHEN I REALIZED IT WAS A ZONING PROBLEM. AND I
24 HAD TO LOOK AT THE GENERAL PLAN BECAUSE THE KEY TO THE
25 ZONE -- UNDER THE LAW, THE ZONING PLAN HAS TO COMPLY WITH

1 THE GENERAL PLAN. THE GENERAL PLAN HAS TO COMPLY WITH THE
2 STATE HOUSING PLAN. SO THE KEY WAS THE GENERAL PLAN.
3 EVERY CITY HAS A GENERAL PLAN. AND IN MY EXPERIENCE, EVEN
4 WITH THE SMALLEST OF CITIES, IF YOU GO TO THE CITY HALL,
5 YOU CAN BUY A GENERAL PLAN. IT MIGHT COST YOU 10 OR \$20.

6 I WENT TO THIS CITY HALL AND SAID I
7 WANTED TO BUY THE GENERAL PLAN. THEY SAID THEY DON'T HAVE
8 ANY TO SELL. WELL, I HAD AN URGENCY IN KNOWING WHAT WAS IN
9 IT. SO I SAID I'D LIKE TO LOOK AT THE GENERAL PLAN. THEY
10 SAID, "WELL, IT'S NOT AVAILABLE NOW."

11 I SAID, "I'M HERE IN THE CITY HALL. I
12 CAN'T BELIEVE HERE IN THE CITY HALL SOMEWHERE YOU DON'T
13 HAVE A GENERAL PLAN. I'D LIKE TO SEE IT."

14 THEY SAID, "WELL, WE HAVE ONE, BUT A DOG
15 ATE IT. IT'S IN SUCH BAD SHAPE." THIS WAS THE CITY
16 PLANNER WHO WAS TELLING ME THIS. IT WAS IN SUCH BAD SHAPE
17 HE COULDN'T SHOW IT TO ME. THIS WAS FOUR OR FIVE DAYS
18 BEFORE THE DECEMBER 17, 1990 CITY COUNCIL MEETING WHICH WAS
19 GOING TO VOTE ON THE PLAN, WHICH WAS THE KEY MEETING TO ANY
20 SUBSEQUENT LAWSUIT WHICH THEN HAD TO BE FILED WITHIN 30
21 DAYS AND HAD TO LIST ANY VIOLATIONS. THE LAWSUIT WAS
22 SUBSEQUENTLY FILED. BUT I MEAN HE KNEW WHAT WAS IN THIS
23 CONTRACT.

24 I NEVER -- I CERTAINLY DIDN'T SEE THE
25 PLAN. I WROTE HIM LETTERS. I SUBSEQUENTLY WROTE SEVERAL

1 LETTERS SAYING "THIS WILL CONFIRM OUR CONVERSATION. YOU
2 TOLD ME SUCH AND SUCH. AND IF I'M WRONG, TELL ME -- PLEASE
3 RESPOND." NO RESPONSE. I SENT HIM A SECOND LETTER SAYING
4 "YOU NEVER RESPONDED TO MY FIRST LETTER."

5 AND THEN A MONTH LATER, IN THE LATE
6 JANUARY 1991 MEETING, THE CITY COUNCIL MEETING WHICH
7 CONFIRMED THE ADOPTION OF DECEMBER 17TH, OF THE ZONING
8 PLAN, I SUBMITTED MY AFFIDAVIT AT THAT MEETING, THE SAME
9 FACTS THAT I'M TELLING YOU NOW ABOUT OUR TOTAL INABILITY TO
10 GET A COPY OF THE GENERAL PLAN FOR PURPOSES OF FILING OUR
11 LAWSUIT WHICH HAD TO BE FILED BY LATE JANUARY.

12 AFTER THE MEETING, MR. WALLIN CAME UP
13 AND SAID TO ME, "YOU'RE PLAYING A GAME. IF YOU WOULD HAVE
14 JUST CALLED -- COME TO ME AND TOLD ME YOU WANTED TO SEE THE
15 GENERAL PLAN, YOU COULD HAVE COME OVER TO MY OFFICE AND
16 SEEN THE PLAN ANYTIME." HIS OFFICE IS IN SANTA MONICA. I
17 DON'T KNOW WHAT HE WOULD HAVE ANSWERED TO AN AVERAGE
18 CITIZEN OF BELL GARDENS WHO WASN'T AN ATTORNEY, BUT I DON'T
19 THINK THAT GOING TO HIS OFFICE IN SANTA MONICA TO SEE THE
20 GENERAL PLAN WAS REASONABLE UNDER THE CIRCUMSTANCES.

21 THERE'S AN ARROGANCE. I'VE SEEN IT AND
22 I'VE OBSERVED IT WITH OTHER PEOPLE. AND I'VE CERTAINLY
23 BEEN TOLD MANY INSTANCES WHERE THAT COMES OUT.

24 MR. COOPER: THANK YOU.

25 THE CHAIR: MR. BELTRAN.

1 MR. BELTRAN: YES, I HAVE A COUPLE OF QUESTIONS.

2 FIRST, ARE YOU AWARE OF ANY INSTANCES IN
3 WHICH NOTICE OF SUBSTANDARD CONDITIONS HAVE NOT BEEN
4 PROVIDED TO THE PROPERTY OWNER?

5 MR. GROSS: YES. THERE'S A GENTLEMAN RIGHT HERE
6 IN THE AUDIENCE WHO MENTIONED IT THIS MORNING. I'M AWARE
7 OF A NUMBER OF INSTANCES, NUMEROUS INSTANCES WHERE PEOPLE
8 WERE UNAWARE -- AS WE SEND PEOPLE DOOR TO DOOR AND SHOW
9 THEM THE NOTICE, THEY WERE TOTALLY UNAWARE OF IT. BECAUSE
10 THAT'S WHAT WE WOULD INQUIRE AMONG THEM.

11 MR. BELTRAN: DO YOU HAVE ANY KNOWLEDGE OF WHAT
12 THE CITY'S CONTENTION IS REGARDING THE NOTICES THAT MAY
13 HAVE BEEN GIVEN?

14 MR. GROSS: NO, I DON'T.

15 MR. BELTRAN: IN OTHER WORDS, DO THEY CONTEND
16 THAT THEY GIVE THAT NOTICE IN EVERY INSTANCE THAT THEY
17 RECORD THE NOTICE OF SUBSTANDARD CONDITIONS?

18 MR. GROSS: I'M NOT EVEN SURE -- I SHOULD HAVE
19 LOOKED THIS UP, BUT I'M NOT EVEN SURE UNDER THE LAW WHETHER
20 THEY'RE REQUIRED TO GIVE NOTICE. BUT THEY CERTAINLY DON'T
21 GIVE NOTICE, WHETHER THEY'RE REQUIRED TO OR NOT.

22 MR. BELTRAN: THAT MAY ANSWER MY NEXT QUESTION.
23 LET ME ASK IT ANYWAY. DO YOU KNOW WHETHER THERE'S AN
24 APPEALS PROCEDURE TO CONTEST ANY NOTICE GIVEN?

25 MR. GROSS: WHEN YOU THINK THE NOTICE SHOULD BE

1 REMOVED, BUT THE CITY JUST PLAIN WON'T REMOVE IT?

2 MR. BELTRAN: WELL, WHEN YOU MENTION THAT THEY
3 MAY HAVE LISTED 21 ITEMS, BUT JUST ONE MAY PERTAIN TO YOUR
4 PROPERTY AND YOU WANTED TO REMOVE THE OTHER 20 ITEMS AND
5 ADDRESS THE ONE THAT'S AT ISSUE.

6 MR. GROSS: A SUBSTANDARD NOTICE DOESN'T GIVE
7 ANY REASON. HERE'S A SAMPLE. IT'S A FORM THAT GIVES
8 ABSOLUTELY NO REASON. IT JUST SAYS IT'S SUBSTANDARD. AND
9 THE CITY CAN CHANGE ITS MIND DAILY AS TO WHY IT'S
10 SUBSTANDARD. MAYBE THE WINDOWS ONE WEEK AND THE DOORS THE
11 NEXT WEEK.

12 MR. BELTRAN: ONCE YOU FIND OUT -- FOR INSTANCE,
13 IN SOME OF THESE CASES WHERE PEOPLE HAVE ATTEMPTED TO SELL
14 THEIR HOUSE, THERE'S NO WAY OF APPEALING THE CITY'S
15 DECISION THAT LEAD TO THAT DECISION OF THE RECORDING OF THE
16 NOTICE?

17 MR. GROSS: IN MY -- I DON'T KNOW. BECAUSE IN
18 MY EXPERIENCE, WHICH HAS BEEN PRETTY MUCH LIMITED TO THE
19 CITY OF L.A., I'VE ALWAYS BEEN ABLE TO SIT DOWN REASONABLY
20 WITH SOMEBODY. IT'S ALWAYS BEEN SOMEBODY IN THE CITY
21 ATTORNEY'S OFFICE AND GO OVER AND CONVINCED THEM THAT THEY
22 ARE RECORDING A RESCISSION. I USUALLY PREPARE IT. IT'S A
23 FORM, VERY SHORT SIMPLE FORM.

24 IN BELL GARDENS, I HAVE NOT ATTEMPTED TO
25 GAIN RESCISSIONS OF ANY. SO I HAVEN'T FACED THE PROBLEM

1 WITH HOW DO I GET IT? IF I THINK I'M ENTITLED TO IT AND
2 THE CITY JUST PLAIN WON'T GIVE IT TO ME. AND I DON'T KNOW
3 WHAT THE PROCESS IS.

4 MR. BELTRAN: THERE'S A SECOND PROCESS I THINK
5 YOU MENTIONED WHERE THE PEOPLE DON'T HAVE THE NOTICE
6 RECORDED, BUT ARE SIMPLY PROSECUTED. ARE THOSE
7 PROSECUTIONS PRECEDED BY A NOTICE TO THE PROPERTY OWNER?

8 MR. GROSS: YES, THEY ARE PRECEDED BY A LETTER
9 WHICH GIVES A LIST OF DEFECTS.

10 MR. BELTRAN: DOES THE MUNICIPAL ORDINANCE
11 PROVIDE FOR ANY APPEAL PROCEDURE IN THE CASE OF THOSE
12 ORDINANCES.

13 MR. GROSS: THERE'S NO REASON TO APPEAL, UNLESS
14 YOU GO TO COURT. THEN YOU HAVE YOUR NORMAL COURT CRIMINAL
15 APPEAL.

16 MR. BELTRAN: SO YOUR ONLY RECOURSE IS TO
17 CONTEST IT IN COURT?

18 MR. GROSS: YOUR ONLY RECOURSE IS TO WAIT AND
19 SEE IF THE CITY PUSHES IT TO A PROSECUTION AND THEN DEFEND
20 AGAINST IT. IT WOULDN'T HURT YOU.

21 MR. BELTRAN: BUT A RESIDENT WHO RECEIVED SUCH A
22 NOTICE HAS NO WAY OF REQUESTING A PLANNING COMMISSION
23 HEARING ON THE NOTICE THAT HE HAD RECEIVED OR SOME OTHER
24 KIND OF MUNICIPAL BODY THAT WILL HEAR HIS OR HER GRIEVANCES
25 REGARDING THE PROCESS OF THAT NOTICE.

1 MR. GROSS: I'M NOT SURE BECAUSE I DON'T KNOW
2 WHAT THE CITY OF BELL GARDENS PROVIDES. I KNOW THAT
3 NORMALLY YOU WOULD GO DOWN TO CITY HALL AND ASK FOR A
4 MEETING. AND WHAT CITY HALL SAYS IS THEIR PROCEDURE FOR
5 DEALING WITH THEIR COMPLAINTS, I DON'T KNOW. I DO KNOW
6 THAT AS FAR AS THE ONES THAT GET RECORDED, ANY COMPLAINTS
7 DON'T SEEM TO BE SUCCESSFUL BECAUSE YOU WON'T FIND ANY
8 RESCISSION.

9 MR. BELTRAN: THANK YOU, SIR.

10 MR. MONTEZ: I JUST HAVE ONE COMMENT.

11 DID THEY GIVE YOU THE NAME OF THE DOG
12 WHO CHEWED UP THE --

13 THE LETTERS THAT YOU SENT TO THE CITY,
14 WOULD THEY BE AVAILABLE FOR THE COMMITTEE TO RECORD AS PART
15 OF THE RECORD?

16 MR. GROSS: YES. ALSO MY AFFIDAVIT.

17 MR. MONTEZ: WE CAN GET THOSE FROM YOU LATER.

18 MR. GROSS: I WILL PROVIDE THEM WITHIN THE TEN
19 DAYS.

20 MR. MONTEZ: THANK YOU.

21 THE CHAIR: MR. GROSS, YOU'VE INDICATED THAT
22 THERE ARE NO CANCELLATIONS SHOWN ON THE INDEX OF -- THE
23 CANCELLATIONS OF THE SUBSTANDARDS SHOWN ON THE INDEX; IS
24 THAT CORRECT?

25 MR. GROSS: YOU KNOW, I GO THROUGH THIS -- IN

1 FACT, I CAN PASS IT DOWN. I CAN'T FIND ANY. YOU MIGHT IN
2 ALL THOSE MANY HUNDREDS FIND ONE OR TWO.

3 THE CHAIR: DO YOU KNOW OF ANY PROPERTIES IN THE
4 CITY OF BELL GARDENS IN WHICH THOSE CONDITIONS THAT WERE
5 SET OUT BY THE VIOLATIONS, IF YOU WILL, THAT WERE SET OUT
6 BY THE CITY INSPECTOR AS BEING VIOLATIONS, THAT CAUSED OR
7 COULD HAVE CAUSED THE PROPERTIES TO BECOME SUBSTANDARD, IF
8 THEY HAD BEEN CORRECTED?

9 MR. GROSS: I DON'T KNOW OF INSTANCES WHERE I
10 CAN TESTIFY THEY WERE CORRECTED, AND YET THE -- THESE
11 WEREN'T REMOVED. LET ME SAY THAT I DON'T PROFESS TO HAVE
12 COMPLETE KNOWLEDGE OF ALL THE VIOLATIONS OF THE CITY OF
13 BELL GARDENS. I CAN SAY THAT A NUMBER OF PEOPLE WHOSE
14 NAMES I CAN RECALL HAVE SPOKEN TO ME AND CLAIM THAT -- LET
15 ME GO FURTHER.

16 DURING A FOUR-MONTH PERIOD, I SENT
17 AROUND SEVERAL PEOPLE WHO WENT DOOR TO DOOR TO ALL THE
18 SUBSTANDARDS. A NUMBER OF THESE PEOPLE, WHILE THEY WEREN'T
19 AWARE THAT ANYTHING WAS RECORDED, THEY WERE AWARE OF THE
20 LETTERS LEADING UP TO PROSECUTIONS. AND THEY WERE AWARE
21 THAT THEY CURED IT. IN THEIR MINDS, THEY HAD DONE THE WORK
22 AND THEY HADN'T HEARD FROM THE CITY, AND IT WAS THEIR
23 UNDERSTANDING THAT ALL WAS WELL. AND AT LEAST SIX OR SEVEN
24 MONTHS HAD GONE BY, AND THEY HADN'T HEARD FROM THE CITY.
25 SO THEY WERE ASSUMING ALL WENT WELL. THERE WERE PEOPLE

1 WHOSE NAMES SHOW UP ON THIS LIST AS HAVING A NOTICE
2 RECORDED, BUT I COULDN'T FIND ANYTHING THAT RESCINDED THAT
3 NOTICE. BUT THEY WEREN'T AWARE THERE WAS A NOTICE RECORDED
4 IN THE FIRST PLACE.

5 THE CHAIR: HAVE YOU HAD ANYBODY COMMENT TO YOU
6 THAT THEY, IN FACT, HAD COMPLETED THE WORK THAT WOULD
7 ALLEVIATE OR ELIMINATE THE VIOLATIONS AND REQUESTED THE
8 CITY TO REMOVE THE SUBSTANDARD RECORDING?

9 MR. GROSS: NO, I DON'T KNOW OF ANYBODY WHO EVER
10 REQUESTED THE REMOVAL OR -- OF ANYBODY WHO EVER REQUESTED
11 THE REMOVAL PERIOD.

12 THE CHAIR: IN YOUR EXAMINATION OF THIS
13 PARTICULAR SITUATION REGARDING THE SUBSTANDARDS, HAVE YOU
14 NOTICED ANY KIND OF PATTERN AS TO THE MAKEUP OF THE OWNERS
15 OF THESE PROPERTIES?

16 MR. GROSS: NO, I DON'T. I HAVE ORGANIZED -- A
17 FILE, WHICH IS ACTUALLY IN MY CAR, STREET BY STREET, ALL
18 THE SUBSTANDARDS RECORDED IN THE CITY OF BELL GARDENS. I
19 HAVE GONE THROUGH THOSE AND THAT WAS THE BASIS OF SENDING
20 AROUND PEOPLE TO GO DOOR TO DOOR. AND THERE WERE -- I
21 DON'T -- I COULDN'T FORM A PATTERN -- EXCEPT TO SAY THEY
22 WERE VERY NUMEROUS. I MEAN, GIVEN AN AVERAGE BLOCK, IT WAS
23 AMAZING HOW MANY PEOPLE HAVE SUBSTANDARDS.

24 THE CHAIR: HAS IT COME TO YOUR ATTENTION THAT
25 THESE PROPERTY OWNERS, THOUGH NOT AWARE OF THE SUBSTANDARD

1 CONDITIONS HAVING BEEN FILED, ARE THEY AWARE OF THE
2 CONSEQUENCES TO THEIR TITLE ABOUT RESPECTING THESE
3 SUBSTANDARD VIOLATIONS?

4 MR. GROSS: MY EXPERIENCE IS PEOPLE ARE NOT
5 AWARE OF THE CONSEQUENCES UNTIL AND UNLESS THEY TRY TO SELL
6 THEIR PROPERTY. IT CAME UP ONCE WITH -- I'M AWARE OF -- IT
7 CAME UP ONCE EARLIER WITH A PERSON ON SANTA CLARA -- I
8 FORGOT HIS NAME. ANYWAY, HE WAS TRYING TO SELL HIS HOUSE,
9 AND THEN HE REALIZED -- THE TITLE COMPANY SAYS, "YOU HAVE A
10 PROBLEM. YOU HAVE A SUBSTANDARD NOTICE."

11 AND HE COULDN'T CLOSE THE ESCROW. HE
12 EVENTUALLY REDUCED THE PRICE TO A POINT WHERE HE SOLD. THE
13 DEED READS "WITH NO CONSIDERATION." IN OTHER WORDS, THE
14 BUYER SIMPLY TOOK OVER THE EXISTING MORTGAGE WITHOUT PAYING
15 ANY EQUITY MONEYS TO THE SELLER.

16 BUT, NORMALLY, THE CITIZEN, AVERAGE
17 RESIDENT, WILL ONLY FIND OUT OF CONSEQUENCES WHEN THEY TRY
18 TO SELL IT OR TRY TO REFINANCE IT. THEN THEY'LL FIND OUT
19 THERE'S A PROBLEM.

20 THE CHAIR: IN THAT INSTANCE, WHERE YOU SAY THE
21 BUYER TOOK OVER THE PAYMENTS, WAS THAT SUBSTANDARD
22 SITUATION CORRECTED, TO THE BEST OF YOUR KNOWLEDGE?

23 MR. GROSS: I SPOKE TO THE EVENTUAL SELLER --
24 EXCUSE ME -- BUYER. AFTER THE BUYER -- AND IT WAS A SINGLE
25 FAMILY HOUSE. AFTER THE BUYER MOVED INTO THE HOUSE. AND I

1 ASKED THEM THAT SAME QUESTION. AND THE ANSWER -- WHICH
2 BRINGS UP ANOTHER VERY DELICATE SUBJECT -- BUT VERY BRIEFLY
3 THE ANSWER WAS THEY WENT TO THE CITY AND THE CITY SAID THEY
4 WERE WORKING WITH THEM, AND THE CITY LOANS THEM MONEY.

5 THE CITY HAS A SOURCE OF LOANS AT A VERY
6 LOW, VERY LOW INTEREST RATE, WHERE THEY LOAN THE MONEY TO
7 THE PROPERTY OWNER TO TAKE CARE OF WHAT IS CLAIMED TO BE A
8 SUBSTANDARD CONDITION. AND THE CITY, I'M PRETTY SURE, GETS
9 A MORTGAGE, A TRUST DEED TO SECURE THE LOAN. PROBABLY THE
10 AVERAGE LOAN IS 8,000, SOMETHING IN THAT RANGE, AND I THINK
11 THE INTEREST RATE IS DOWN AROUND 5 PERCENT. AND I DON'T
12 KNOW WHERE THE CITY GETS THIS MONEY.

13 BUT THAT'S WHAT HAPPENED IN THAT ONE
14 INSTANCE. AND THAT SITUATION OF LOANS HAS COME UP IN OTHER
15 INSTANCES WHERE PROPERTY OWNERS, HOMEOWNERS HAVE TOLD ME
16 THAT THEY WERE TOLD BY THE CITY THAT THE CITY WOULD LOAN
17 THEM MONEY TO COMPLETE THE PROBLEM.

18 THE CHAIR: DO YOU KNOW OF ANY INSTANCES WHERE
19 THE PEOPLE HAVE ACTUALLY BORROWED THE MONEY FROM THE CITY?

20 MR. GROSS: YES.

21 THE CHAIR: HAVE THERE BEEN ANY PROBLEMS
22 ATTENDANT TO THAT.

23 MR. GROSS: I DON'T KNOW OF ANY. I HAVEN'T
24 FOLLOWED THAT UP.

25 THE CHAIR: DO YOU KNOW WHAT KIND OF NOTICES

1 HAVE BEEN GIVEN TO THE PEOPLE REGARDING THESE LOANS OR THE
2 AVAILABILITY OF THESE LOANS?

3 MR. GROSS: ALL I KNOW IS IN THE INSTANCES WHERE
4 I'VE HEARD OF THEM, THEY WERE ALL INSTANCES WHERE THE ISSUE
5 WAS CARLOS OR SOMEBODY, THE INSPECTOR OR SOMEBODY FROM THAT
6 OFFICE WOULD VOLUNTEER "IF YOU WANT, WE HAVE THIS MONEY YOU
7 CAN BORROW."

8 THE CHAIR: DO YOU KNOW IF THAT'S BEEN DONE IN
9 EVERY CASE OR JUST IN SELECTED CASES.

10 MR. GROSS: I DON'T KNOW WHEN IT'S BEEN DONE.

11 THE CHAIR: BUT THERE'S NO FORMAL DOCUMENTATION
12 ABOUT THE AVAILABILITY OF THESE LOW INTEREST LOANS; IS THAT
13 CORRECT? TO THE BEST OF YOUR KNOWLEDGE.

14 MR. GROSS: I DON'T KNOW OF ANY.

15 THE CHAIR: DO YOU HAVE AN ESTIMATE OF HOW MANY
16 SINGLE-FAMILY PROPERTIES ARE INVOLVED IN THESE SUBSTANDARD
17 SITUATIONS?

18 MR. GROSS: THE FIGURES I'VE BEEN GIVING YOU?

19 THE CHAIR: RIGHT. JUST AN IDEA. BALLPARK
20 FIGURE.

21 MR. GROSS: WELL, AT LEAST 80 PERCENT INVOLVE A
22 SINGLE-FAMILY HOUSE IN WHICH IT'S AN OWNER-OCCUPIED HOME.
23 ALTHOUGH MANY OF THOSE 80 PERCENT MAY ALSO HAVE ONE OR TWO
24 RENTAL UNITS IN THE BACK. IF THAT ANSWERS THE QUESTION.

25 THE CHAIR: HAVE YOU MADE INQUIRIES OF THE

1 PLANNING DEPARTMENT OR THE BUILDING AND SAFETY DEPARTMENT
2 OF THE CITY OF BELL GARDENS AS TO WHAT PRECIPITATED THESE
3 INSPECTIONS? WAS IT BY COMPLAINT OF SOME CITIZEN OR JUST
4 ON THEIR OWN?

5 MR. GROSS: NO, I HAVEN'T INQUIRED.

6 THE CHAIR: DO YOU KNOW IF THERE ARE ANY
7 PROPERTIES THAT IN YOUR ESTIMATION WOULD BE CONSIDERED
8 SUBSTANDARD COMPARING THEM TO THOSE THAT YOU HAVE INDICATED
9 THAT YOU HAVE A LIST OF THAT HAVE NOT BEEN FILED ON AS
10 SUBSTANDARD?

11 MR. GROSS: I PERSONALLY DON'T HAVE ANY
12 FIRSTHAND KNOWLEDGE OF THAT.

13 THE CHAIR: DO YOU KNOW OF ANY PROBLEMS THAT
14 PEOPLE HAVE FACED WITH RESPECT TO NOT BEING ABLE TO GET THE
15 LOANS OR NOT BEING ABLE TO GET -- WHEN I SAY LOANS, OTHER
16 THAN FROM THE CITY -- OR HAVING PROBLEMS OTHER THAN IN THE
17 SALE OF THEIR PROPERTY OTHER THAN YOU TOLD US AND HAVING
18 DIFFICULTIES IN BEING CONFRONTED BY THE CITY OFFICIALS?

19 MR. GROSS: OTHER THAN THE ONE I TESTIFIED TO,
20 NO.

21 THE CHAIR: I WAS HERE IN THE CITY OF BELL
22 GARDENS TALKING TO AN INDIVIDUAL AT A PRIOR TIME THAN
23 TODAY, AND THE INDIVIDUAL INDICATED THAT SOMEONE TOLD HIM,
24 A PROPERTY OWNER TOLD HIM THAT WHEN THEY WERE SAYING
25 SOMETHING TO THE INSPECTOR THAT THEY WERE HAVING PROBLEMS,

1 THEY COULDN'T SELL THE PROPERTY, THEY COULDN'T GET A LOAN
2 ON THE PROPERTY, THE INSPECTOR HANDED THEM A BUSINESS CARD
3 OF A REAL ESTATE BROKER. DO YOU KNOW OF ANY INSTANCES LIKE
4 THAT?

5 MR. GROSS: I'VE HAD PEOPLE TELL ME OF A
6 SITUATION WHERE IT'S IN THEIR FIRSTHAND KNOWLEDGE -- I'M
7 GETTING THE INFORMATION SECONDHAND.

8 THE CHAIR: I UNDERSTAND.

9 MR. GROSS: -- THAT THE INSPECTOR WOULD MAKE THE
10 DEMAND, AND THE RESPONSE FROM THE HOMEOWNER WOULD BE "I
11 CAN'T DO THIS ANYMORE. I'M GOING TO HAVE TO SELL MY
12 PROPERTY, BUT NOBODY WILL BUY IT." AND THE RESPONSE FROM
13 THE INSPECTOR WAS "NOBODY'S GOING TO BUY IT EXCEPT MAYBE
14 THE CITY IN ONE CASE OR IN ANOTHER CASE. WELL, MAYBE YOU
15 OUGHT TO GO SEE SO-AND-SO."

16 I DON'T KNOW THAT IT'S COME UP SO MUCH
17 THAT I CAN SAY IT'S A GENERAL PATTERN, BUT I'VE HAD PEOPLE
18 TELL ME ON SEVERAL OCCASIONS OF THOSE SITUATIONS.

19 THE CHAIR: TO THE BEST OF YOUR KNOWLEDGE, HAVE
20 ANY INQUIRIES BEEN MADE OF THE CITY, CITY MANAGER, THE
21 MAYOR, OR THE PLANNING OR BUILDING AND SAFETY PEOPLE
22 REGARDING THE PROPERTIES OWNED BY THE CITY AS TO WHAT THEY
23 INTEND TO DO WITH THEM?

24 MR. GROSS: NO. WE HAVE -- THAT'S A SUBJECT
25 I'VE LOOKED INTO BECAUSE I'M VERY CURIOUS AS TO THE ANSWER

1 TO THAT. AND IT'S DIFFICULT TO FIND OUT -- I DON'T HAVE
2 ANY INFORMATION TO ENLIGHTEN YOU ON THAT.

3 THE CHAIR: DOES THE CITY OWN THESE PROPERTIES
4 IN ITS OWN NAME AS THE CITY OF BELL GARDENS?

5 MR. GROSS: PROBABLY ABOUT -- I HAD IT BROKEN
6 DOWN AS TO WHAT PERCENTAGE WERE OWNED IN THE CITY'S NAME
7 AND WHAT PERCENTAGE WERE OWNED IN THE CITY REDEVELOPMENT
8 AGENCY. AS FAR AS I'M CONCERNED THEY'RE IN THE SAME SHOE.
9 PROBABLY 80 PERCENT ARE OWNED IN THE NAME OF THE
10 REDEVELOPMENT AGENCY AND 20 PERCENT IN THE NAME OF THE
11 CITY.

12 THE CHAIR: ARE YOU AWARE OF ANY CONDEMNATION
13 PROCEEDINGS THAT ARE TAKING PLACE RELATIVE TO ANY OF THESE
14 PROPERTIES THAT HAVE BEEN LISTED AS SUBSTANDARD?

15 MR. GROSS: WELL, I'M AWARE FROM SITTING IN CITY
16 COUNCIL MEETINGS OVER THE LAST SEVEN MONTHS OR OVER THE
17 LAST 12 MONTHS OF CONDEMNATION PROCEEDINGS. I THINK
18 NORMALLY THEY DON'T END UP IN COURT, OR THEY DON'T END UP
19 WITH A COURT DECISION. THEY END UP WITH THE OWNER BEING
20 FORCED TO NEGOTIATE ITSELF WITH THE CITY. I DON'T HAVE ANY
21 PERSONAL KNOWLEDGE OF THE SPECIFICS.

22 THE CHAIR: DO YOU KNOW IF ANY OF THESE
23 PROPERTIES INVOLVED SUBSTANDARD PROPERTIES?

24 MR. GROSS: NO, I DON'T.

25 THE CHAIR: I HAVE NO OTHER QUESTIONS.

1 ANY PANEL MEMBERS HAVE ANY OTHER
2 QUESTIONS?

3 MISS DAVIS.

4 MS. DAVIS: I DON'T HAVE A QUESTION, BUT I DO
5 FOR THE RECORD WANT TO INDICATE THAT A POSSIBLE SOURCE OF
6 THESE LOANS ARE THE COMMUNITY DEVELOPMENT BLOCK GRANT. HUD
7 FUNDS. I KNOW IN THE CITY OF LOS ANGELES THAT THEY HAVE
8 SUCH A FUND, AND IT IS GENERALLY ADMINISTERED THROUGH THE
9 BUILDING AND SAFETY DEPARTMENT. SO WE MIGHT LOOK INTO
10 THAT, MR. CHAIRMAN, TO SEE IF THAT'S THE SOURCE.

11 ALSO, I'M CURIOUS AS TO -- I DON'T KNOW
12 IF THE BACKGROUND THAT YOU HANDED WAS PROVIDED TO THE
13 COMMITTEE, BUT I JUST WONDERED WHAT THE SIZE OF THE CITY
14 EMPLOYEES -- YOU KNOW, HOW MANY EMPLOYEES DOES THE CITY OF
15 BELL GARDENS HAVE AND WHAT IS THE ETHNIC BREAKDOWN OF
16 THOSE. BECAUSE I JUST WONDERED, THIS KIND OF ARROGANT
17 ATTITUDE THAT IS EXPRESSED IN THE VARIETY OF SERVICES
18 PROVIDED BY THE CITY, WHETHER IT IS PREDOMINANTLY A
19 NONMINORITY EMPLOYEE POPULATION OR WHETHER THEY HAVE OTHER
20 MINORITIES WHO ARE BEING ABUSIVE, TOO.

21 THE CHAIR: MR. GROSS, DO YOU HAVE ANY
22 INFORMATION REGARDING THAT?

23 MR. GROSS: AS FAR AS THE ETHNIC BREAKDOWN OF
24 THE CITY EMPLOYEES, I HAVE NO INFORMATION.

25 THE CHAIR: DO YOU HAVE ANY INFORMATION WITH

1 RESPECT TO THE ETHNIC MAKEUP OF THE PROPERTY OWNERS THAT
2 ARE AFFECTED BY THESE SUBSTANDARD NOTICES BEING FILED?

3 MR. GROSS: ALL I KNOW IS WHAT I READ IN THE
4 "LOS ANGELES TIMES" PUBLISHING THE 1970 CENSUS REPORTED
5 WHICH WAS THE POPULATION HAS A BREAKDOWN WHICH I THINK IS
6 89 PERCENT HISPANIC.

7 THE CHAIR: THAT IS IN THE CITY OF BELL GARDENS?

8 MR. GROSS: IN THE CITY OF BELL GARDENS.

9 THE CHAIR: I HAVE NOTHING FURTHER.

10 MR. GROSS, I WANT TO THANK YOU VERY MUCH
11 FOR YOUR TIME, AND WE WOULD APPRECIATE YOUR MAKING
12 AVAILABLE THOSE ITEMS WITHIN THE TEN DAYS SO WE CAN ALL
13 MAKE A RECORD. THOSE ITEMS THAT YOU INDICATED.

14 MR. GROSS: I WILL DO THAT.

15 THE CHAIR: THANK YOU, SIR.

16 WE'LL TAKE A SHORT BREAK.

17 (BRIEF RECESS)

18 THE CHAIR: LADIES AND GENTLEMEN, WE WILL RESUME
19 THIS FORUM AT THIS TIME. AND WE HAVE MISS ROSA RAMIREZ --
20 MRS. GRACIELA GARCIA; IS THAT CORRECT? WE HAVE MISS GARCIA
21 AND SHE IS GOING TO USE THE ASSISTANCE OF THE CERTIFIED
22 INTERPRETER, MR. ED TOMKINSON.

23 AND, MISS GARCIA, WOULD YOU STATE YOUR
24 NAME PLEASE FOR US.

25 MS. GARCIA: MY NAME IS GRACIELA GARCIA AND MY

1 PROPERTY IS ON 7618 IRA AVENUE IN THE CITY OF BELL GARDEN.

2 THE CHAIR: DO YOU CARE TO MAKE A STATEMENT
3 ABOUT THE ISSUES THAT WE'RE DISCUSSING HERE TODAY?

4 MS. GARCIA: YES. I'M A ONLY PERSON, A ONLY
5 WOMAN WITH THREE CHILDREN, WHICH I RAISE THEM IN THE AREA
6 OF WILLOWBROOK. IT'S A HUMBLE HOUSE, CHEAP. IN ORDER TO
7 PUT MONEY ASIDE, I WORKED VERY HARD FOR ALMOST 20 YEARS.
8 AND ONE DAY I BOUGHT ONE HERE IN THE CITY OF BELL GARDENS.
9 IN 1983. I BOUGHT THAT PROPERTY DESTROYED AND VERY DIRTY,
10 BUT I WAS HAPPY BECAUSE I WAS ALREADY AN OWNER, AND WITH A
11 LOT OF LOVE AND A LOT OF WORK AND A LOT OF MONEY THAT I PUT
12 IN IT. I HAVE PICTURES THE WAY I BOUGHT THAT HOUSE AND THE
13 WAY THAT I PUT IT TOGETHER.

14 AFTER TWO YEARS I REQUEST A PERMIT FROM
15 THE CITY HALL FOR A CARPORT. THEY REQUIRED SOME PLANS. I
16 TOOK THEM OVER. THEY OKAYED THEM AND I BOUGHT THE PERMIT.
17 THEY STARTED CONSTRUCTING IT AND THE SECOND DAY WHEN THEY
18 WERE MAKING IT, THERE WERE SOME INSPECTORS AND THEY SAID TO
19 STOP THE CONSTRUCTION BECAUSE THAT PIECE OF LAND BELONGED
20 TO THE CITY.

21 I STOPPED WITH THE CONSTRUCTION OF THE
22 CARPORT, AND FROM THERE ON THEY TOLD ME THAT I HAD TO
23 CLEAN, THAT I HAD TO HAVE LANDSCAPE, GRASS. I TRIED TO
24 ACCOMPLISH AND DO EVERYTHING THAT THEY WERE REQUESTING. IT
25 WAS A FEMALE INSPECTOR AND SHE SENT ME A LETTER, GAVE ME A

1 LETTER THANKING ME FOR MY COOPERATION.

2 THEY NOTIFIED ME TO GO TO A PLACE IN
3 LONG BEACH TO SEE IF I WAS COMPLYING WITH THE LAWS. I WENT
4 TO THAT MEETING. THEY CHECKED ON ALL THOSE THINGS, AND
5 THEY TOLD ME THAT I DID COMPLY WITH ALL THE LAWS, AND THEY
6 GAVE ME THAT LETTER. AS TIME GOES BY, THEY DIDN'T SAY
7 ANYTHING ELSE.

8 AND ABOUT TWO YEARS AGO, A MALE
9 INSPECTOR BROUGHT ME A VERY LARGE LIST, 35 THINGS, OF
10 THINGS TO BE DONE. I BRING HERE ALL THOSE THINGS. I WAS
11 UNDER THE IMPRESSION OR I HAD THE FEELING THAT OF WHAT
12 PEOPLE THINK AND I COMPLIED WITH EVERYTHING. AT THE SAME
13 TIME, IT WAS A PLEASURE FOR ME BECAUSE I COULD SEE
14 IMPROVEMENTS IN MY PROPERTY. AND I THOUGHT I WAS DOING IT
15 FOR MY GOOD SAKE, FOR MYSELF AND FOR THE CITY ITSELF.

16 BUT THEN AGAIN AFTER I RECEIVED ANOTHER
17 LARGE LIST. I WENT PERSONALLY TO TALK TO THE INSPECTOR.
18 HE TREAT ME VERY RUDELY. HE TOLD ME THAT EVERYTHING THAT I
19 HAD DONE WASN'T GOOD. THAT I HAD TO CHANGE ALL THE
20 ELECTRIC INSTALLATION ON ALL THE PIPE INSTALLATION BECAUSE
21 IT WASN'T GOOD.

22 STARTING FROM THAT MOMENT, I WAS FEELING
23 VERY BAD. I WOULD ASK, INQUIRE TO DIFFERENT ELECTRICAL
24 PEOPLE, FINDING OUT WHAT TO DO. AND AN ELECTRICIAN, A VERY
25 PRESTIGIOUS COMPANY CAME TO CHECK MY ELECTRICAL

1 INSTALLATION AND EVERYTHING FROM TOP TO BOTTOM. AND HE
2 SAID THAT EVERYTHING WAS ALL RIGHT; THAT THE ONLY THING
3 THAT NEEDS TO BE CHANGED WERE THE SWITCHES. AND HE AGREED
4 THAT HE WAS GOING TO TALK TO THE INSPECTOR.

5 THE INSPECTOR SAID THAT EVERYTHING THAT
6 DIDN'T WORK, IT WAS USELESS. WELL, I TOLD THIS ELECTRICIAN
7 "IF YOU ARE AN EXPERTISE IN ELECTRICITY AND PLUMBING, COULD
8 YOU GIVE ME A LETTER TO LET THEM KNOW THAT EVERYTHING IS
9 ACCORDING TO CODE?" I WENT WITH THOSE LETTERS PERSONALLY,
10 AND THIS INSPECTOR TREAT ME VERY BAD. HE THREW THE LETTERS
11 TO THE GROUND, TO THE FLOOR, AND HE SAID, "THIS IS
12 USELESS."

13 I FELT HUMILIATED AND FRUSTRATED. I
14 WENT TO MY CAR. I LEFT. I WAS FEELING VERY BAD. I WANTED
15 TO DIE. I HAD THE FEELING THAT THIS WAS THE END OF THE
16 WORLD. I GOT HOME. MY DAUGHTER STARTED CRYING WITH ME.
17 SHE SAID, "DON'T WORRY. RELAX. MAYBE HE WON'T SAY
18 ANYTHING ELSE."

19 AFTER A FEW MONTHS, I HAD AN APPOINTMENT
20 FOR A HEARING AT THE CITY HALL. AS ALWAYS, I WENT TO THAT
21 APPOINTMENT, AS I ALWAYS DID. WHEN THEY CALLED ME TO TALK,
22 THIS INSPECTOR TALKED OVER ME AND HE DIDN'T LET ME TALK.
23 AND WE SAID, "THEY ARE CALLING ME. LET ME TALK." THE
24 PEOPLE THAT WERE IN FRONT OF ME, THEY SAID, "PLEASE SIT
25 DOWN." AND THEN I STARTED TALKING, EXACTLY WHAT I'M

1 TALKING NOW, SAYING HOW I DID -- HOW I START CONSTRUCTING
2 THIS PROPERTY. I ADDED THAT I BOUGHT THIS PROPERTY NOT
3 WITH MONEY THAT I DID WITH DRUGS OR STEALING, BECAUSE I WAS
4 REALLY MAD, AND THAT I BOUGHT THIS PROPERTY WITH THESE
5 HANDS, WITH HARD WORK, FROM LIVING ALMOST IN A MISERY HOUSE
6 AND BUYING ALL SECONDHAND CLOTHES. AND WHY WAS I TREATED
7 THAT WAY BY HIM.

8 AND THEN THEY TOLD ME THAT THAT WAS HIS
9 JOB. TO PRESSURE THE PEOPLE THAT WOULDN'T UNDERSTAND. BUT
10 I FELT THAT, YES, I DID UNDERSTAND WHAT WAS GOING ON. I
11 DON'T KNOW THE ENGLISH LANGUAGE. I DON'T KNOW ABOUT LAWS.
12 BUT I UNDERSTAND AND I'M COMPLYING.

13 THEN THEY TOLD ME -- HE ASKED ME IF I
14 WOULD GIVE HIM PERMISSION, AUTHORIZATION TO INSPECT THE
15 HOUSE AGAIN. I TOLD HIM THAT ONCE HE ALREADY WENT IN
16 WITHOUT MY AUTHORIZATION. BECAUSE ONCE, THAT VERY SAME
17 INSPECTOR, HE WENT IN AND HE WENT INTO THE BATHROOM FOR THE
18 SHOWERS AND THE KITCHEN WITHOUT ANY PERMISSION, TAKING
19 PICTURES FROM ALL OVER. WELL, SO I SAID, "SINCE YOU WENT
20 IN WITHOUT PERMISSION ONCE, YOU CAN GO IN AGAIN."

21 THEN PASSED ABOUT -- IT WENT ON ABOUT
22 THREE MONTHS AFTER. I HAD ANOTHER APPOINTMENT WITH A
23 FEMALE ATTORNEY FROM THERE. IT WAS PRESENT THIS FEMALE
24 ATTORNEY, CARLOS LEVARIO, MY DAUGHTER THAT WOULD INTERPRET
25 FOR ME VERY WELL. AND THIS ATTORNEY TOLD ME THAT THEY HAVE

1 TO SHOW ME AND TO MAKE ME UNDERSTAND THAT ONE OF THE
2 BEDROOMS WAS ILLEGAL. I TOLD HIM TO PLEASE TELL ME, TO
3 SPECIFY EXACTLY WHAT WAS ILLEGAL AND WHAT HAS TO BE TORN
4 DOWN. AND HE SAID THEN -- HE TOOK A PIECE OF PAPER, DID
5 KIND OF A DRAWING. HE SAID, "KNOCK DOWN THIS. KNOCK DOWN
6 THIS AND CONSTRUCT THE GARAGE."

7 I AGAIN GOT VERY ANGRY AND I SAID,
8 "THAT'S NOT THE CORRECT WAY TO DO IT. PLEASE DO IT IN
9 WRITING ON PAPER, WITH MEASUREMENTS AND EVERYTHING."

10 WELL, WHEN THIS FEMALE ATTORNEY SAW ME
11 ALREADY REALLY MAD, SHE SAID, "LADY, IF YOU DON'T DO THE
12 THINGS THAT HE SAYS HAVE TO BE DONE, YOU WILL HAVE TO
13 APPEAR IN THE HUNTINGTON PARK COURT." SO HE SAID, "NOW YOU
14 KNOW." AND WE HAVE TO LEAVE.

15 THEN I WAS SCARED. I WENT TO SEE THE
16 REAL ESTATE BROKER THAT SOLD ME THE PROPERTY, TO THE FORMER
17 OWNER. AND THE FORMER OWNER TOLD ME, "YOU'RE A GOOD
18 PERSON. YOU'RE A GOOD WOMAN. YOU PAY WELL. LET'S SOLVE
19 ALL THESE PROBLEMS. LET'S TAKE ALL THIS PROBLEMS AND LET'S
20 DO ALL THIS. I'M GOING TO GIVE YOU HALF OF THE MONEY SO
21 YOU CAN DO WHATEVER THIS INSPECTOR'S REQUIRING."

22 I WAS A LITTLE BIT HAPPY. I CALLED THE
23 INSPECTOR IN ORDER TO MAKE A MEETING WITH THE FORMER OWNER
24 AND CONTRACTOR. THAT MORNING I STILL WAS FEELING BAD ABOUT
25 THE WHOLE THING. ONLY THE FEMALE FORMER OWNER SHOWED UP

1 AND THE INSPECTOR. AND THE INSPECTOR TOLD HER "YOU DON'T
2 HAVE TO HELP THIS WOMAN WITH NOT EVEN A THING. JUST LEAVE
3 HER ALONE."

4 "NO, BUT SHE'S A VERY GOOD PERSON AND
5 LET'S TRY TO AVOID ANY FURTHER PROBLEMS."

6 THE INSPECTOR THEN SAID, "DON'T WORRY."

7 THE CONSTRUCTION MAN SAID, "WELL, I
8 CANNOT LOSE SO MUCH TIME. I NEED TO BE SPECIFIED WHAT WORK
9 HAS TO BE DONE."

10 AND HE SAID AGAIN, "I TOLD YOU THAT YOU
11 DON'T HAVE TO HELP HER; JUST LEAVE HER ALONE."

12 AND THEN THEY CALLED ME AND THEY TOLD ME
13 THIS. AGAIN I WAS MAD AND I WENT TO THE CITY HALL AGAIN,
14 AND I TALKED TO THEM. I WAS VERY SICK, VERY NERVOUS. I
15 WAS FEELING VERY SAD. BUT, ANYWAY, HE SAW ME. "YOU DON'T
16 LIKE ANYTHING OF WHAT I'M TRYING TO DO. I'M SICK AND
17 TIRED."

18 "WELL, IF YOU WANT TO REST AND NOT HAVE
19 PROBLEMS, SELL IF YOU WANT TO SELL."

20 I SAID "YOU ARE CRAZY."

21 THEN I WENT BACK HOME AND FROM THERE ON
22 EVERY DAY I'M RECEIVING MAILS FROM REAL ESTATE AGENCIES. I
23 FEEL VERY BAD BECAUSE I WORKED VERY HARD TO BUY THIS HOUSE.
24 I BOUGHT THIS HOUSE FOR MY CHILDREN. EVERY DAY THAT I
25 RECEIVE A LETTER, EVERY TIME THAT I RECEIVE LETTERS FROM

1 DIFFERENT REAL ESTATES, I FEEL BAD BECAUSE -- AND I THROW
2 IT AWAY. I DON'T KNOW WHAT TO DO ANYMORE.

3 FINALLY, NINE MONTHS AFTER, I RECEIVED
4 NOTICE TO APPEAR IN COURT. AND HE GOES TO COURT AND HE IS
5 KIND OF MOCKING. I DON'T WANT TO SAY NOTHING RUDE TO HIM,
6 BUT I'M SICK AND TIRED. I'M COMPLETELY TOTALLY TIRED OF
7 HIM.

8 I HAVE PICTURES HOW THE PROPERTY LOOKS
9 NOW. THE ONE -- THE WAY THAT I REMODELED THE BATHROOMS,
10 EVERYTHING. IT LOOKS TOTALLY DIFFERENT. I WAS LAYING SOME
11 CEMENT BECAUSE ON ONE OCCASION I WENT TO ASK FOR A PERMIT
12 BECAUSE I INSTALLED NEW CARPETS, AND THEY GAVE ME THE
13 PERMIT. ONE OF -- A GUY WHICH IS HERE PRESENT, HE WAS
14 LAYING THE CEMENT. AND IN THAT MOMENT THE INSPECTOR
15 ARRIVED, AND HE TREATED VERY BADLY TO THIS YOUNG MAN. AND
16 HE SAID WITH THESE WORDS, "STOP DOING THIS SHIT BECAUSE I'M
17 GOING TO TEAR THE THING TOTALLY." THIS YOUNG MAN STOPPED
18 DOING THAT, BUT HE WAS VERY ANGRY. AND I JUST TOLD HIM
19 "JUST DON'T ANSWER. JUST LEAVE HIM ALONE."

20 THESE ARE THE PICTURES AS EXISTED WHEN I
21 BOUGHT THE PROPERTY. THIS IS THE CONDITION OF WHEN I
22 BOUGHT THE PROPERTY. BUT IT WAS MY RESPONSIBILITY, YES,
23 BECAUSE I BOUGHT IT IN THAT CONDITION. THEN AFTER IT WAS
24 LIKE THIS. I HAVE BILLS. I HAVE PROBLEMS. WHEN THE GUY
25 START BOTHERING ME, SINCE I HAD THE HOUSE RENTED, THIS IS

1 THE WAY THAT THEY GAVE IT BACK TO ME. BUT NOW IT'S LIKE
2 THIS. YOU CAN SEE THE BATHROOMS. THIS IS THE GUY THAT IS
3 DOING ALL THE WORK. THIS IS THE FRONT, THE CURRENT FRONT
4 OF THE HOUSE. AS YOU CAN SEE, IT'S A HOUSE OF THREE UNITS.
5 THIS IS ONE OF THEM. THIS IS THE OTHER ONE. THAT'S THE
6 WAY THAT THE INTERIOR LOOKS WHEN THESE TENANTS GAVE IT BACK
7 TO ME. AND NOW -- AND THIS IS THE WAY THAT THE BATHROOM IN
8 THE KITCHEN LOOKS LIKE.

9 THIS IS THE PERMIT THAT THEY GAVE ME FOR
10 THE CEMENT. EVEN FOR THE LANDSCAPING OF THE YARD I ALWAYS
11 ASK FOR THE PERMITS, AND HERE THEY ARE. I DON'T UNDERSTAND
12 WHY THIS INSPECTOR, IF THEY GIVE ME A PERMIT TO LAY THIS
13 FIVE FEET CEMENT, HE WAS SO RUDE TO ME. THESE ARE THE
14 LETTERS THAT I MENTIONED AT THE BEGINNING, WHICH I TRY TO
15 COMPLY WITH THE LAWS AND REGULATIONS OF THE CITY.

16 TO END, I WANT TO SAY THAT I AM STILL
17 GOING TO COURT, AND I HAVE ANOTHER APPOINTMENT FOR COURT.
18 EVERY TIME THAT I GO TO THESE APPOINTMENTS, I FEEL VERY
19 SICK. I FEEL VERY BAD. WHAT I WANT TO SAY, AS I ALWAYS
20 SAID, HERE AND EVERYWHERE, WHOEVER WANTS TO HEAR, THAT THIS
21 PROPERTY I DIDN'T BUY BY STEALING. I BOUGHT IT WITH MONEY
22 DONE WITH HARD WORK OF 20 YEARS. AND THIS IS THE CRIME
23 THAT I'VE BEEN ACCUSED BY THIS INSPECTOR. WORK.

24 THE CHAIR: MISS GARCIA, I HATE TO INTERRUPT
25 YOU, BUT WE DO HAVE A TIME PROBLEM. I THINK WE HAVE A

1 GENERAL IDEA OF YOUR SITUATION. IF YOU WOULD REMAIN UP
2 HERE, I THINK IF YOU JUST CHANGE SEATS WITH THE GENTLEMAN
3 POSSIBLY ON THE END OR NEXT TO YOU SO THAT WE CAN CONTINUE
4 ON WITH THE USE OF THE INTERPRETER. WE MAY HAVE QUESTIONS
5 FOR YOU A LITTLE LATER.

6 MS. GARCIA: THANK YOU.

7 THE CHAIR: WOULD YOU STATE YOUR NAME, SIR.

8 MR. AVILA: SANTOS AVILA.

9 THE CHAIR: DO YOU HAVE A STATEMENT TO GIVE US
10 WITH RESPECT TO THE ISSUES THAT WE'RE DEALING WITH?

11 MR. AVILA: YES. LET'S SAY I HAD A BUSINESS
12 WHERE THE BICYCLE CLUB IS LOCATED NOW. THE CITY FORCED ME
13 TO SELL THAT PROPERTY. THEY PRESSURE ME MANY TIMES. AND I
14 WENT TO SEE TWO OR THREE ATTORNEYS, AND THESE ATTORNEYS
15 TOLD ME THAT THE CASE WAS VERY DIFFICULT TO BE SUCCESSFUL
16 IN THEIR OPINION BECAUSE ALSO THE CITY HAD ATTORNEYS. AND
17 THEY TOLD ME THAT I HAD TO GET RID OF THIS PROPERTY ANY WAY
18 THAT I COULD BECAUSE THE CITY NEEDED IT. AND IT'S WHERE
19 THIS CASINO IS LOCATED NOW, CURRENTLY.

20 I HAD THREE OR FOUR PROSPECTS THAT WERE
21 OFFERING ME \$350,000 FOR THE PROPERTIES, AND THE CITY ONLY
22 PAID ME \$125,000. THE BUSINESS, THE LAND, EVERYTHING. THE
23 WHOLE THING. AND THAT WAS APPROXIMATELY BETWEEN SEVEN AND
24 TEN YEARS AGO.

25 THEN THEY TOLD ME -- THEY TOLD ME TO GET

1 A REAL ESTATE AGENT TO SEE IF I COULD SAVE THE PROPERTY. I
2 GOT ONE REAL ESTATE AGENT. THEN WHEN THE CITY BOUGHT THE
3 PROPERTY, THAT I HAD TO PAY THEM A COMMISSION FROM THE
4 COMMISSION OF THE REAL ESTATE AGENT. AND THEN WHAT I
5 RECEIVED WAS ALMOST NOTHING.

6 FROM THERE ON, WITH THE MONEY THAT THEY
7 GAVE ME, I BOUGHT SOME UNITS. AND FROM THERE ON, THE
8 CITY'S HAVING ME MORE OR LESS LIKE THIS LADY JUST MENTIONED
9 AND DESCRIBED BEFORE. THEY GAVE ME A LOT OF PROBLEMS,
10 REALLY A LOT OF PROBLEMS WITH THE UNITS. THIS GENTLEMAN,
11 CARLOS LEVARIO, LET'S SAY FOR ANYTHING, KEEPS US SICK ALL
12 THE TIME. AND MOST OF THE PEOPLE THAT LIVE HERE IN BELL
13 GARDENS, WE KNOW WHO THIS PERSON IS. THIS PERSON IS
14 UNEDUCATED, DOESN'T HAVE ANY KIND OF TRAINING, PREPARATION.

15 I CAN'T UNDERSTAND HOW THE CITY -- I
16 ASKED IN ONE OF THE MEETINGS OF THE CITY WHERE DID THIS
17 INSPECTOR OF BELL GARDENS -- OF THE CITY OF BELL GARDENS
18 WENT TO SCHOOL. AND THE ONLY THING THAT THEY WANTED TO DO
19 WAS TAKE ME OUT WITH THE POLICE OUT OF THE MEETING BECAUSE
20 THEY DIDN'T WANT TO HEAR ALL THE TRUTH THAT I WAS SAYING
21 THERE.

22 WELL -- AND THEN I KEEP HAVING ALL THESE
23 PROBLEMS WITH MY UNITS BECAUSE THEY ARE BOTHERING ME A LOT.
24 AND THEN THE INSPECTOR TOLD ME AFTER HE CHECKED THE UNITS,
25 THE INSIDE AND THE OUTSIDE -- AND MY MISTAKE WAS WHEN I LET

1 HIM GO IN TO INSPECT THE HOUSES ON THE INSIDE, THREE
2 TENANTS LEFT BECAUSE OF THE REASON THAT THE INSPECTOR WENT
3 INTO THE UNITS, AND THERE ARE SOME TENANTS, PEOPLE THAT
4 WORK THAT DIDN'T LIKE ANYONE COMING IN.

5 AND THE INSPECTOR SAID THAT ALL THE
6 WALLS HAD TO BE PAINTED BECAUSE IT NEEDED TO BE PAINTED.
7 THE PEOPLE, THE TENANTS THAT THEY ARE LIVING THERE, THEY
8 HAVE BEEN THERE FOR SIX, SEVEN YEARS. AND I ASKED HIM HOW
9 CAN WE DO THAT SINCE ALL THE HOUSE IS FULL OF FURNITURE.
10 AND HE SAID IT WAS NOT HIS PROBLEM, BUT I HAD TO DO IT
11 ANYWAY.

12 THEN HE CITE ME TO COURT. I WENT TO
13 COURT. AND WHEN I WENT TO COURT, I FOUND OUT THAT WE HAD
14 TWO DIFFERENT NOTICES. I HAVE ONE FOR ME AND ONE FOR MY
15 WIFE. LIKE THAT THEY SAY THAT WE ARE BOTH, MY WIFE AND
16 MYSELF, WE ARE CRIMINALS. AND I ASKED THE JUDGE WHAT ARE
17 THE REASONS OR THE CHARGES WHY THEY CALL US CRIMINALS. THE
18 JUDGE SAID, "I DON'T KNOW NOTHING ABOUT THIS. YOU ARE THE
19 PEOPLE THAT MADE THE LAWS."

20 AND THEN CARLOS LEVARIO AGAIN SAID, "I
21 WANT YOU TO PLEAD GUILTY, YOU AND YOUR WIFE. BECAUSE OF
22 THIS, YOU ARE GOING TO PAY \$700 TO THE CITY PLUS 10 PERCENT
23 ALSO AND ANOTHER \$700 TO THE COURT. AND YOU'RE GOING TO BE
24 ON PROBATION FOR FIVE YEARS. AND YOU'RE GOING TO HAVE THAT
25 THING THAT YOU CALL"-- HOW DO YOU CALL IT -- COMMUNITY

1 SERVICES. SO I SAY THIS IS UNFAIR TO ME.

2 AND SO THE JUDGE TOLD ME THAT SINCE I
3 WAS OWNER OF THIS UNIT I COULDN'T BE REPRESENTED BY MYSELF.
4 AND I -- I CANNOT AFFORD TO PAY THE ATTORNEY. FURTHERMORE,
5 HE SAID -- YOU CANNOT HAVE THAT INTERPRETED BECAUSE YOU
6 HAVE MONEY. AND YOU HAVE TO SEE AN ATTORNEY.

7 THE CHAIR: CAN WE ASK YOU TO PLEASE BE QUIET IN
8 THE AUDIENCE BECAUSE WE HAVE A REPORTER HERE AND SHE CAN'T
9 HEAR THIS IF YOU'RE GOING TO TALK.

10 PLEASE CONTINUE, SIR.

11 MR. AVILA: AND THEN THE JUDGE TOLD ME THAT I
12 HAD TO SEE AN ATTORNEY. AND I WENT TO SEE AN ATTORNEY AND
13 TALKED TO HIM. THE ATTORNEY WENT AND LOOKED AT THE UNITS,
14 AND THE ATTORNEY -- THE ATTORNEY TOLD ME "I CANNOT BELIEVE
15 THAT THEY ARE DOING THIS TO YOU BECAUSE THE UNITS, THEY ARE
16 ALL RIGHT. NOTHING IS NEEDED HERE. OKAY. LET'S GO TO
17 COURT." BECAUSE SATURDAY WE HAVE THE COURT HEARING, THE
18 NEXT DAY AT NINE O'CLOCK IN THE MORNING IN HUNTINGTON PARK.

19 AND THERE'S A PROBLEM. MY WIFE IS VERY
20 SICK, VERY NERVOUS. WE TRIED TO SELL OUR UNITS. BUT
21 THAT'S THE ONLY THING WE HAVE. THEN WE HAVE STARTED
22 INQUIRING IN THE DIFFERENT BANKS, AND THE BANKS HAVE TOLD
23 THEM OF THE PROBLEM THAT THE CITY OF BELL GARDENS HAVE, AND
24 THEY CANNOT LEND MONEY BECAUSE OF THAT PROBLEM.

25 THIS IS WHAT KEEPS US PRACTICALLY SICK,

1 THE WHOLE FAMILY, BECAUSE WE DID ALL THIS WITH WORK, WITH
2 HARD WORK, SACRIFICE. AND I HOPE THIS GUY LEVARIO NOT TO
3 LET HIM GO IN, INSIDE THE UNITS, BECAUSE I HAVE FOUR UNITS.

4 AND BESIDES, THE CITY OF BELL GARDENS,
5 THEY REMOVED TWO ELECTRIC METERS. I CALLED THE WATER AND
6 POWER OR THE ELECTRIC COMPANY. AND THE ELECTRIC COMPANY,
7 THEY TOLD ME THAT IT WAS THE CITY OF BELL GARDENS THAT
8 REQUESTED THE REMOVING OF THE METERS.

9 I GOT REALLY MAD. I WENT DIRECTLY TO
10 TALK TO THE CITY MANAGER. THE CITY MANAGER TOLD ME THAT HE
11 COULDN'T SEE ME ANYMORE BECAUSE THE INSPECTOR WASN'T THERE.
12 I WENT ABOUT 8:30 IN THE MORNING, AND HE TOLD ME THAT BY
13 ELEVEN O'CLOCK THE INSPECTOR WAS GOING TO BE BACK. I ASKED
14 THE INSPECTOR TO SHOW ME WHAT WAS THE REASON FOR IN ORDER
15 TO REMOVE THE ELECTRIC METERS. THE ELECTRIC INSPECTOR TOLD
16 ME THAT THE ONLY THING THAT WAS MENTIONED WAS THE BULBS AND
17 THE COVER AND THE CARPETS. AND THE BULBS. AND THAT WAS
18 IT. PUT THE BULBS ON, THE CARPET AND WE PUT YOU BACK,
19 INSTALL YOU BACK.

20 I'M STILL HAVING THAT HOUSE VACANT THE
21 LAST SEVEN, EIGHT MONTHS. I DON'T HAVE A METER. I DON'T
22 HAVE A METER. WE GO TO SEE THE CITY MANAGER. THE CITY
23 MANAGER ALWAYS SAYS THAT HE'S BUSY; THAT HE DOESN'T HAVE
24 THE TIME TO SEE US; THAT HE HAS AN APPOINTMENT; THAT HE
25 HASN'T GOT THE TIME THAT WE GO AND SEE HIM; THAT HE DOESN'T

1 HAVE THE TIME TO SEE US.

2 AND THEN WHAT ARE WE GOING TO DO? WHO
3 IS REPRESENTING US? THIS BUSINESS, THE CASINO THEY BOUGHT
4 IT FROM ME A HUNDRED THOUSAND, \$125,000. NOW THE VALUE IS
5 MORE THAN \$1 MILLION. I KEEP TRYING TO TALK TO THE CITY
6 MANAGER, AND HE ALWAYS REFUSES HIMSELF. WE HAVE SERIOUS
7 PROBLEMS. ABOUT A MONTH, TWO MONTHS AGO, THE CITY OF BELL
8 GARDENS HAS PURCHASED THE WATER COMPANY, A WATER COMPANY
9 LOCATED IN DOWNEY. I HAVE THREE UNITS IN ONE PROPERTY. I
10 WAS PAYING \$82 FOR WATER. NOW I'M PAYING ALMOST \$300.
11 AFTER TWO OR THREE MEETINGS THAT WE HAD, WHY THEY RAISED SO
12 MUCH THE WATER?

13 THE CHAIR: SIR, I HAVE TO INTERRUPT YOU. THE
14 WATER RATES ARE NOT WHAT WE'RE DISCUSSING HERE TODAY. AND
15 WE HAVE AN IDEA OF WHAT YOUR SITUATION IS WITH RESPECT TO
16 THE BUILDING AND SAFETY PROBLEMS. I DO HAVE TO INTERRUPT
17 YOU BECAUSE WE HAVE THE TIME PROBLEMS, AND I'D LIKE TO HAVE
18 THIS OTHER GENTLEMAN ADDRESS US.

19 IF YOU WOULD JUST SWITCH PLACES WITH HIM
20 AND REMAIN HERE, WE MAY HAVE SOME QUESTIONS FOR YOU
21 AFTERWARDS. I DO APOLOGIZE FOR THE INTERRUPTION, BUT WE DO
22 HAVE SOME TIME PROBLEMS.

23 IF YOU, SIR, WOULD SWITCH PLACES.

24 WOULD YOU INTRODUCE YOURSELF, SIR, AND
25 GIVE US YOUR STATEMENT.

1 MR. BARRIOS: MY NAME IS PETE BARRIOS AND I LIVE
2 IN BELL GARDENS.

3 THE CHAIR: WE THOUGHT YOU NEEDED AN
4 INTERPRETER. IF YOU DON'T NEED THE INTERPRETER, YOU DON'T
5 HAVE TO USE HIM. HE'S HERE FOR YOUR CONVENIENCE IF YOU
6 NEED HIM. IF YOU WANT TO ADDRESS US, SIR, JUST BEGIN,
7 PLEASE.

8 MR. BARRIOS: I'M GOING TO USE HIM.

9 THE CHAIR: ALL RIGHT.

10 MR. BARRIOS: I GOT THIS LIST FROM CARLOS OF ALL
11 THE THINGS THAT HE DIDN'T LIKE. I FIXED EVERYTHING, WINDOW
12 SCREENS; I EVEN THREW AWAY MY CAMPER THAT I PAID \$1600 FOR,
13 AND I SOLD IT FOR \$100.

14 WHEN I FIXED ALL THIS, I BROUGHT CARLOS
15 TO THE HOUSE AND HE SAID EVERYTHING IS OKAY. HE SAID
16 EVERYTHING IS OKAY. BUT HE NEVER MENTIONED THE LITTLE
17 HOUSE THAT IS ON THE REAR. HE OKAYED ALL THIS. HE
18 APPROVED ALL THIS. HE SAID THAT THE SMALL HOUSE DIDN'T
19 HAVE ANY PERMIT. THAT THAT WAS A GARAGE AND THAT THEY
20 CONVERTED IT INTO A HOME, TO A HOUSE. AND I BOUGHT THREE
21 UNITS. AND I PAID 125 TO GET THIS PERMIT, AND WHERE IT
22 SAYS THAT THIS HOUSE, IT'S LEGAL. MY DAUGHTER LIVES THERE
23 AND ALL THE FAMILY LIVES THERE. AND THAT'S ABOUT IT.

24 NOW, CARLOS TOLD ME IF I DON'T KNOCK
25 DOWN THIS HOUSE, HE'S GOING TO TAKE ME TO COURT, AND I

1 WOULD HAVE TO PAY LARGE SUMS AND FINES. AND, ANYWAY, I
2 KNOW WE'LL HAVE TO KNOCK IT DOWN. HE TREATED ME VERY WELL
3 BECAUSE WE'VE KNOWN EACH OTHER FROM WAY BACK BEFORE HE WAS
4 AN INSPECTOR. HE WOULD CITE PEOPLE AND WRITE TICKETS TO
5 PEOPLE ON THE STREET. HE WOULD DRIVE A LITTLE CAR. I
6 DON'T KNOW HOW HE BECAME AN INSPECTOR ALL OF A SUDDEN.

7 NOW I HAVE THIS PROBLEM. HE WANTS ME TO
8 KNOCK DOWN THIS HOUSE. I'M PAYING TAXES FOR THIS HOUSE. I
9 PAY FIRE INSURANCE. EVERYTHING. AND MY HOUSE IS LEGAL.
10 THAT'S ABOUT IT.

11 THE CHAIR: MISS DAVIS, DO YOU HAVE ANY
12 QUESTIONS?

13 MS. DAVIS: YES.

14 ANY OF THE THREE?

15 THE CHAIR: ANY OF THE THREE.

16 MS. DAVIS: SENORA GARCIA.

17 (MS. DAVIS SPEAKING SPANISH)

18 THE CHAIR: EXCUSE ME. WE HAVE TO USE THE
19 INTERPRETER. IF YOU SPEAK SPANISH, MISS DAVIS, THEN WE'RE
20 LOST WITH THE RECORD.

21 MS. DAVIS: BUT HE CAN INTERPRET FOR HER.

22 THE CHAIR: WELL, HE WILL INTERPRET TO HER YOUR
23 QUESTION IN ENGLISH. NONE OF US ARE GOING TO KNOW WHAT
24 YOU'RE SAYING, AND THE REPORTER MAY NOT BE ABLE TO PICK IT
25 UP.

1 IF YOU WOULD SPEAK IN ENGLISH AND HE CAN
2 INTERPRET TO HER.

3 MS. DAVIS: I THOUGHT IT WOULD BE NICE TO HAVE
4 THEM HEAR THEIR OWN LANGUAGE RATHER THAN HAVING TO BE
5 ADDRESSED BY SOMEONE IN A DIFFERENT LANGUAGE.

6 MR. BELTRAN: LET ME ADD THAT I SEE NO REASON
7 WHY THE INTERPRETER CANNOT TRANSLATE MISS DAVIS' QUESTIONS.

8 MS. DAVIS: THAT'S WHAT HE'S DOING.

9 MR. BELTRAN: I'M INCLINED TO WANT TO ADDRESS
10 THE INDIVIDUALS IN SPANISH AS WELL, AND I SEE NO REASON WHY
11 WE CAN'T TAKE ADVANTAGE OF THE INTERPRETER.

12 THE CHAIR: VERY WELL.

13 MS. DAVIS: THANK YOU.

14 THE CHAIR: LET ME ASK YOU, SIR, TO INTERPRET
15 LOUDLY SO THE REPORTER CAN TAKE IT ALL DOWN.

16 MS. DAVIS: I COULD DO IT IN BOTH ENGLISH AND
17 SPANISH.

18 THE CHAIR: THE REPORTER HAS TO HEAR WHAT YOU'RE
19 SAYING, MR. TOMKINSON. SHE CAN'T HEAR YOU.

20 MS. DAVIS: MRS. GARCIA, WHAT I WANT TO ASK YOU,
21 IF THE WORK THAT THEY DID IN YOUR HOUSE WAS DONE BY A
22 CONTRACTOR OR JUST BY RELATIVES, YOUR FAMILY.

23 MS. GARCIA: MY FAMILY. ONLY ELECTRICITY WORK
24 AND PLUMBING, YES. THAT, YES.

25 MS. DAVIS: ANOTHER QUESTION. WHEN YOU TALKED

1 TO THE INSPECTOR, WHEN YOU WENT TO SEE HIM TO THAT
2 APPOINTMENT THAT YOU HAD WITH HIM, AND YOU SAID THAT HE
3 TREATED YOU VERY BADLY, WAS THERE ANY OTHER PERSON
4 REPRESENTING THE CITY PRESENT, NOT ONLY THAT HAD TO DO WITH
5 YOUR CASE ITSELF, BUT IN THAT ROOM WAS THERE SOMEONE ELSE?

6 MS. GARCIA: ONE OF THE TIMES THAT HE TREATED ME
7 VERY BADLY, THERE WAS AN AUDIENCE THERE. BUT THAT DAY HE
8 DIDN'T TREAT ME SO BAD. BUT HE WAS ALMOST ON TOP OF ME,
9 OVER ME.

10 MS. DAVIS: BUT WHEN YOU WENT IN OTHER
11 OCCASIONS --

12 MS. GARCIA: THERE WHERE THE RECEPTIONIST IS?

13 MS. DAVIS: YES. IN OTHER WORDS, OTHER PEOPLE
14 OF THE CITY AND FRIENDS IN THE CITY HAVE REALIZED AND
15 NOTICED THE WAY THAT HE TREATS YOU?

16 MS. GARCIA: YES.

17 MS. DAVIS: I WANT YOU TO CLARIFY FOR US WHAT IS
18 THE MOTIVE, THE REASON, THE LAST APPOINTMENT, THE LAST TIME
19 THAT YOU SAID THAT YOU HAD TO GO TO COURT, WHAT WAS IT FOR?

20 MS. GARCIA: BECAUSE HE SAYS THAT EVERYTHING
21 THAT I DID IS WRONG AND BECAUSE I DIDN'T KNOCK DOWN TWO
22 ROOMS THAT HE TOLD ME THAT I HAVE TO KNOCK DOWN. ONE TO
23 KNOCK IT DOWN AND ANOTHER TO CONSTRUCT A GARAGE.

24 MS. DAVIS: WHAT WAS THE DATE OF THAT
25 APPOINTMENT, THAT --

1 MS. GARCIA: THAT WAS AUGUST.

2 MS. DAVIS: THIS YEAR?

3 MS. GARCIA: YES.

4 MS. DAVIS: THANK YOU VERY MUCH.

5 MR. AVILA, YOU SAID THAT YOU HAD TO PAY
6 A COMMISSION TO A REAL ESTATE AGENT WHEN YOU SOLD THIS
7 PROPERTY TO THE CITY.

8 MR. AVILA: YES.

9 MS. DAVIS: I DIDN'T UNDERSTAND IF THE CITY WAS
10 PURCHASING THIS PROPERTY WHY A REAL ESTATE AGENT WOULD HAVE
11 TO BE USED?

12 MR. AVILA: BECAUSE I WANTED TO SEE IF THEY
13 COULD LEAVE MY PROPERTY WITHOUT BOTHERING ME ANYMORE
14 THROUGH OUR REAL ESTATE AGENT. BUT NOT EVEN THAT SOLVED
15 THE PROBLEM; NOT EVEN THAT SAVED ME.

16 MS. DAVIS: ANOTHER QUESTION. COULD YOU CLARIFY
17 FOR US. YOU SAID THAT WHEN YOU WENT TO DIFFERENT BANKS TO
18 ASK FOR A LOAN THAT THEY TOLD YOU THAT THEY COULDN'T GIVE
19 YOU LOANS BECAUSE OF THE PROBLEMS THAT EXISTED IN THE CITY
20 OF BELL GARDENS.

21 DID THEY SPECIFY IF THOSE PROBLEMS
22 EXISTED, PROBLEMS WITH THE OFFICIALS OF THE CITY OF BELL
23 GARDENS OR JUST WITH THE CITY OF BELL GARDENS IN GENERAL?
24 BUT SPECIFICALLY THEY DIDN'T TELL YOU WHICH ONE WAS WRONG.

25 MR. AVILA: THE ONLY THING THAT THEY TOLD ME --

1 MEANWHILE THE CITY KEPT HAVING ALL THE PROBLEMS OF THE CITY
2 OF BELL GARDENS. THEY COULDN'T GIVE US ANY LOANS.

3 MS. DAVIS: SENOR BARRIOS, YOU NEVER DISCUSSED
4 WITH SENOR CARLOS, WHY IS HE ADOPTING THIS ATTITUDE WITH
5 THE PEOPLE?

6 MR. BARRIOS: HE DOESN'T GIVE YOU A SPECIAL OR
7 SOME SPECIAL REASON. HE JUST SAYS -- HE JUST SAYS NO.
8 ONLY HE TAKE PICTURES OF THE THINGS.

9 MS. DAVIS: BUT, I MEAN, NOT ONLY DISCUSSING
10 YOUR OWN PROBLEM, YOU HAVE NOTICED, YOU HAVE REALIZED
11 ALREADY THE PROBLEMS THAT EXIST WITH OTHER PEOPLE? MY
12 QUESTION IS BECAUSE YOU SAID THAT YOU KNOW HIM VERY WELL.

13 MR. BARRIOS: THE ONLY THING I KNOW IS THAT
14 CARLOS DOESN'T LIKE OR DOESN'T LOVE MEXICANS. FOR ONE
15 REASON, HIS WIFE WAS TAKEN AWAY BY A MEXICAN GUY.

16 MS. DAVIS: AND HE WAS MEXICAN.

17 THANK YOU VERY MUCH.

18 MR. BARRIOS: HE HAS A TORTILLA FACTORY.

19 THE CHAIR: MR. COOPER, DO YOU HAVE ANY
20 QUESTIONS?

21 MR. COOPER: MY QUESTIONS WERE SATISFIED BY
22 MISS DAVIS.

23 THE CHAIR: MR. BELTRAN.

24 MR. BELTRAN: ONLY ONE QUESTION.

25 SENORA GARCIA, YOU INDICATED THAT IN A

1 MEETING WITH CARLOS HE OFFERED TO BUY YOUR PROPERTY?

2 MS. GARCIA: THAT DIDN'T HAPPEN IN A MEETING. I
3 WENT TO TAKE THOSE PAPERS TO LET HIM KNOW THAT EVERYTHING,
4 THE ELECTRIC INSTALLATION WAS ALL RIGHT IN THE HOUSE. AND
5 THEN WHEN I WAS SICK AND TIRED ALREADY, HE THREW THE PAPERS
6 TO THE FLOOR, AND HE SAID, "JUST SELL. SELL."

7 MR. BELTRAN: HE SAID, "SELL IT" OR "SELL IT TO
8 ME"?

9 MS. GARCIA: IT SEEMS TO ME THAT HE SPECIFIED
10 LIKE IF HE WANTED IT. OH, I DON'T KNOW. BECAUSE FROM THAT
11 TIME, EVERY DAY ON A DAILY BASIS I KEEP GETTING MAIL FROM
12 REAL ESTATE AGENTS. AND IT SEEMS THAT TO ME THAT WITH ALL
13 THAT MAILING, HE'S PUTTING PRESSURE ON ME. FROM THAT DAY,
14 EVERY DAY IN MY MAILBOX I RECEIVE THINGS FROM REAL ESTATE
15 AGENTS. AND DAILY, ON A DAILY -- ALL THE TIME ON A DAILY
16 BASIS SINCE AROUND AND I'M GOING PASSING BY PROPERTY.

17 MR. BELTRAN: BUT HE NEVER REALLY INDICATED TO
18 YOU THAT HE WANTED TO BUY THE PROPERTY?

19 MS. GARCIA: DIRECTLY, NO. BUT INDIRECTLY, YES.

20 MR. BELTRAN: THANK YOU.

21 THE CHAIR: MR. BARRIOS, YOU INDICATED THAT YOU
22 KNEW THIS GENTLEMAN CARLOS BEFORE HE BECAME AN INSPECTOR?

23 MR. BARRIOS: YES. BEFORE, A LOT OF TIME
24 BEFORE.

25 THE CHAIR: HOW LONG BEFORE?

1 MR. BARRIOS: THREE YEARS.

2 THE CHAIR: WHAT WAS HIS OCCUPATION?

3 MR. BARRIOS: WELL, HE WAS DRIVING A CAR,
4 WRITING TICKETS TO CARS THAT WERE WRONG PARKED.

5 THE CHAIR: WAS HE EMPLOYED BY THE CITY OF BELL
6 GARDENS?

7 MR. BARRIOS: YES.

8 THE CHAIR: DID YOU KNOW HIM SOCIALLY AS WELL?

9 MR. BARRIOS: NO. JUST --

10 THE CHAIR: JUST IN A BUSINESS --

11 MR. BARRIOS: NO. JUST WE SEE EACH OTHER EVERY
12 DAY.

13 THE CHAIR: HOW WOULD YOU SEE HIM? WOULD HE
14 EVER COME TO YOUR HOUSE AND VISIT, OR WOULD YOU GO TO HIS
15 HOUSE AND VISIT?

16 MR. BARRIOS: NO. HE WOULD PASS BY ON THE
17 STREET.

18 THE CHAIR: DID YOU KNOW IF HE HAD A JOB IN THE
19 CONSTRUCTION BUSINESS?

20 MR. BARRIOS: NO.

21 THE CHAIR: LET'S SEE. I THINK THE OTHER
22 GENTLEMAN, YOU INDICATED THAT YOU WENT TO BANKS, SIR, TO
23 INQUIRE ABOUT LOANS FOR YOUR PROPERTY?

24 MR. AVILA: I WENT TO CALIFORNIA FEDERAL, THE
25 ONE THAT'S LOCATED ON EASTERN AND FLORENCE, AND I TALKED TO

1 A LOAN OFFICER, THE PERSON IN CHARGE.

2 THE CHAIR: DID THE LOAN OFFICER SPECIFICALLY
3 STATE THAT THEY WOULD NOT LEND MONEY FOR PROPERTY IN BELL
4 GARDENS?

5 MR. AVILA: MEANWHILE THE PROBLEMS EXIST HERE IN
6 THE CITY OF BELL GARDENS.

7 THE CHAIR: BUT HE DID SPECIFICALLY MENTION THE
8 CITY OF BELL GARDENS? JUST "YES" OR "NO," SIR.

9 MR. AVILA: YES.

10 THE CHAIR: DID HE STATE THAT THE REASON THAT
11 THEY WOULD NOT LOAN WAS BECAUSE OF PROBLEMS EXISTING WITHIN
12 THE CITY OF BELL GARDENS?

13 MR. AVILA: YES.

14 THE CHAIR: WERE THERE ANY OTHER BANKS, SIR,
15 THAT YOU CONTACTED ABOUT LOANS THAT SAID THE SAME THING?

16 MR. AVILA: WELL, THE NEXT -- THE FACT THAT IT'S
17 NEXT DOOR, THE JAGUAR -- JAGUAR, BANK AND ALL. SO THEY
18 TOLD ME THE SAME THING.

19 THE CHAIR: WERE THEY SPECIFIC IN ANY FASHION AS
20 TO WHAT THE PROBLEMS WITHIN THE CITY OF BELL GARDENS WERE
21 THAT WOULD CAUSE THEM NOT TO LOAN MONEY?

22 MR. AVILA: ONE OF THE MAIN REASONS WAS -- THE
23 MOST SERIOUS PROBLEM THAT THE CITY OF BELL GARDENS HAS
24 IS -- FOR INSTANCE, WHERE THERE ARE THREE HOUSES, WHICH IS
25 R-3 -- NOW THEY CHANGE IT TO R-2 IN ORDER TO KNOCK DOWN ONE

1 OF THE CONSTRUCTION. THEN THE CITY OF BELL GARDENS THEN TO
2 BUY THE PROPERTY, AND THEN THE CITY TO SELL IT BACK AGAIN
3 THREE, FOUR TIMES MORE OF VALUE WHAT THEY BOUGHT IT. AND
4 TO THE PROPERTY OWNERS, TO GET THEM AWAY FROM BELL GARDENS.

5 THE CHAIR: THAT WAS A STATEMENT BY THE PEOPLE
6 AT THE BANK; IS THAT CORRECT?

7 MR. AVILA: YES.

8 THE CHAIR: THANK YOU, SIR. I HAVE NO OTHER
9 QUESTIONS.

10 MISS GARCIA AND GENTLEMEN, I THANK YOU
11 VERY MUCH FOR YOUR ATTENDANCE HERE TODAY. IF YOU HAVE ANY
12 OTHER INFORMATION TO GIVE US THAT YOU THINK OF WITHIN TEN
13 DAYS, IF YOU'LL CONTACT OUR STAFF, WE'D BE MORE THAN HAPPY
14 TO INCLUDE THAT INFORMATION IN THIS RECORD.

15 LADIES AND GENTLEMEN IN THE AUDIENCE,
16 WE'RE GOING TO TAKE ANOTHER RECESS AT THIS MOMENT IN ORDER
17 TO GET SOMETHING TO EAT. IT'S ONLY GOING TO BE ABOUT 15
18 MINUTES. WE WANT TO ALLOW THE REPORTER A BREAK ALSO FOR
19 SOME NUTRITION.

20 MR. AVILA: I WOULD LIKE TO MENTION SOMETHING
21 ELSE. I'VE BEEN LIVING HERE FOR MANY YEARS IN THE CITY OF
22 BELL GARDENS. CARLOS STARTED HERE WRITING TICKETS FOR --
23 HAS BEEN WORKING FOR THE CITY OF BELL GARDENS AS AN
24 INSPECTOR FOR 10, 11 YEARS, 12 YEARS. BUT ABOUT THAT HE
25 DOESN'T KNOW ANYTHING.

1 MS. DAVIS: SO THAT WOULD INCLUDE BOTH TIME AS
2 PARKING TICKET AGENT.

3 THE CHAIR: SIR, ARE YOU SAYING THAT THIS FELLOW
4 CARLOS HAS BEEN EMPLOYED BY THE CITY OF BELL GARDENS, TO
5 YOUR KNOWLEDGE, FOR A TOTAL OF 10 OR 11 YEARS?

6 INCLUDING BOTH ISSUING TICKETS AND BEING
7 AN INSPECTOR?

8 MR. AVILA: YES. MORE OR LESS, SINCE I KNOW
9 HIM.

10 THE CHAIR: ALL RIGHT. THANK YOU.

11 MRS. GARCIA.

12 MS. GARCIA: I WANT TO SAY I'M VERY THANKFUL TO
13 THIS COMMITTEE BECAUSE THIS WAY AT LEAST I HAVE IMPROVED
14 ABOUT MY SICKNESS, ABOUT MY HEALTH. THAT THE COMMITTEE OF
15 THESE PEOPLE, ALL THESE PEOPLE THAT ASSURE ME THAT NOTHING
16 WAS GOING TO HAPPEN, THAT EVERYTHING WAS GOING TO BE ALL
17 RIGHT. AND THAT'S WHY I CAME HERE.

18 MR. AVILA: AND I ALSO APPRECIATE IT AND THANKS
19 TO ALL OF YOU.

20 THE CHAIR: THANK YOU. YOU'RE WELCOME. WE'RE
21 GOING TO TAKE A 15-MINUTE BREAK IN ORDER TO HAVE SOMETHING
22 TO EAT.

23 (LUNCH RECESS TAKEN)

24 THE CHAIR: WE ARE RECONVENING THE FORUM FOR THE
25 AFTERNOON SESSION, AND WE ARE GOING TO AGAIN BE TAKING SOME

1 OUT OF ORDER. MR. VICTOR VAILLETTE.

2 WOULD YOU STATE YOUR NAME, SIR, AND YOU
3 MAY JUST CONTINUE ON WITH YOUR STATEMENT.

4 MR. VAILLETTE: MR. CHAIRMAN, PANEL MEMBERS, MY
5 NAME IS VICTOR VAILLETTE. I'M A RESIDENT OF THE CITY OF
6 BELL GARDENS. AND I'M PLEASED TO BE HERE THIS MORNING TO
7 SPEAK ABOUT THE HAZARDS OF OWNING PROPERTY IN BELL GARDENS.
8 BECAUSE THE HAZARDS OF OWNING PROPERTY IN BELL GARDENS FOR
9 ME HAVE INCLUDED FINES, HAS INCLUDED JAIL. IT HAS INCLUDED
10 HAVING TO TAKE GOOD RENTAL UNITS OFF THE RENTAL MARKET. IT
11 HAS INCLUDED FORECLOSURE OF MY PROPERTY AS A DIRECT RESULT
12 OF INTERFERENCE BY THE CITY OF BELL GARDENS IN MY AFFAIRS.
13 I AM THREATENED WITH THE ACTUAL LOSS OF MY PROPERTY. AND
14 IT HAS INVOLVED LITERALLY ENDLESS DAYS IN COURT.

15 BELL GARDENS IS FRANKLY THE MOST
16 REPRESSIVE CITY THAT I HAVE EVER KNOWN. UNDER THE GUISE OF
17 THE CODE ENFORCEMENT, THIS CITY SENDS A CITY EMPLOYEE OUT
18 ON SUNDAYS TO SHUT DOWN YARD SALES IN THE TEETH OF A
19 RECESSION. UNDER THE GUISE OF CODE ENFORCEMENT, THIS CITY
20 SENDS A CITY EMPLOYEE OUT IN THE EARLY MORNING HOURS TO
21 PREVENT RESIDENTS FROM PARKING ON THE STREET. UNDER THE
22 GUISE OF CODE ENFORCEMENT, THIS CITY SENDS OUT CITY
23 EMPLOYEES TO CITE RESIDENTS FOR NOT HAVING ENOUGH GRASS IN
24 THE TEETH OF A DROUGHT.

25 BUT THE MOST EGREGIOUS ACTIONS OF THIS

1 CITY COME UNDER THE BAILIWICK OF SUBSTANDARD CONDITIONS,
2 WHAT'S CALLED CHAPTER 99. NOW, CHAPTER 99 IS SUPPOSED TO
3 INCLUDE PROPERTY WHICH ENDANGERS HEALTH, SAFETY, ETC., OR
4 DETRACTS FROM NEARBY PROPERTY. THE CITY HAS TAKEN
5 CHAPTER 99 AND RUN WITH IT IN A WAY THAT IS JUST AMAZING TO
6 ME.

7 I HAVE ABSOLUTELY NO DOUBT THAT THERE IS
8 SELECTIVE PROSECUTION IN THE CITY OF BELL GARDENS. IN
9 ORDER TO SEE THAT SELECTIVE PROSECUTION, ALL I HAVE TO DO
10 IS WALK OUT MY BACK DOOR AND TAKE A LOOK OVER AT MY
11 NEIGHBOR'S PROPERTY. DURING THE FOUR YEARS DURING WHICH I
12 HAVE SUFFERED HERE IN BELL GARDENS, AS PEOPLE THAT YOU HAVE
13 HEARD EARLIER THIS MORNING, MY NEIGHBOR HAS CONDUCTED AN
14 ILLEGAL AUTO MECHANICS AND BODY REPAIR BUSINESS WITH
15 LITERALLY NO INTERFERENCE FROM THE CITY OF BELL GARDENS.
16 HE HAS AT THE FRONT OF HIS HOUSE A CITY PERMIT TO BUILD A
17 BLOCK WALL AROUND HIS PROPERTY. IN SOME CASES I THINK IT'S
18 LIKE GARLIC TO KEEP THE BAD FORCES AWAY.

19 THE PHOTO THAT I'M GOING TO PASS AROUND
20 RIGHT NOW IS A PHOTO OF A PROPERTY UP THE STREET FROM MINE
21 AT THE TIME -- IT'S NOT MY NEIGHBOR'S PROPERTY. IT'S A FEW
22 HOUSES UP -- AT THE TIME THE CITY BEGAN A PROSECUTION
23 AGAINST ME. IF YOU NOTICE THAT PHOTO, THERE ARE DEAD
24 STORAGE VEHICLES IN THE FRONT YARD, DEBRIS, ETC. TO MY
25 KNOWLEDGE, THAT PROPERTY HAS NEVER BEEN CITED.

1 THE NEXT PHOTO I'M GOING TO SHOW YOU IS
2 A PART OF AN APPRAISAL THAT WAS TAKEN OF MY PROPERTY.
3 THESE ARE APPRAISAL PHOTOS TAKEN IN DECEMBER OF 1986. ON
4 DECEMBER 19TH, 1986, MY PROPERTY WAS INSPECTED BY CARLOS
5 LEVARIO, AND I'LL BE SAYING MORE ABOUT THAT IN A MOMENT. I
6 HAVE TWO MORE PHOTOS THAT I'D LIKE TO PASS OVER TO YOU
7 WHICH ARE OF THE SAME TIME PERIOD WHICH GIVE YOU A FURTHER
8 IDEA OF WHAT MY PROPERTY LOOKS LIKE FROM THE STREET AND
9 WHAT SOMEONE WOULD HAVE SEEN FROM THE STREET.

10 THE KIND OF ABUSE OF THE INSPECTION
11 PROCESS THAT YOU'VE BEEN HEARING HERE THIS MORNING IN
12 EMOTIONAL TERMS AND PATHOS, I THINK I CAN NAIL DOWN A
13 LITTLE BIT MORE. WHEN IT BEGAN, I WASN'T SURE IF THIS WAS
14 JUST ARBITRARY AND INCOMPETENT. I WAS SURE IT WAS
15 INCOMPETENT. I WAS SURE IT WAS ARBITRARY. BUT I HAVE COME
16 TO BELIEVE THAT IT'S INTENTIONAL. THAT ITS PURPOSE IS TO
17 VEX, TO HARASS RESIDENTS OF THIS CITY ON A SELECTIVE BASIS.

18 NOW, THE PATTERN OF INSPECTION ABUSE
19 COMES IN A VARIETY OF FORMS, AND I JUST WANT TO LIST THE
20 KINDS OF ABUSE. WHEN MY PROPERTY WAS INSPECTED, THE
21 INSPECTOR, CARLOS LEVARIO, USED AN 8-1/2 BY 14 FORM. AND
22 ON THAT FORM HE HAD VARIOUS CATEGORIES: TRASH, JUNK AND
23 DEBRIS, BROKEN WINDOWS AND MISSING SCREENS THROUGHOUT.

24 NOW, THE PROBLEM WITH THIS FORM IS, IF
25 THERE WAS A MISSING SCREEN, INSTEAD OF STATING "MISSING

1 SCREEN," THE INSPECTOR CHECKS OFF "BROKEN WINDOWS AND
2 MISSING SCREENS THROUGHOUT."

3 AND I'D LIKE TO JUST READ A LITTLE COURT
4 TESTIMONY IF I HAVE THE RIGHT ONE HERE. UNDER LIST OF
5 DEFECTS, ITEM 9 SAYS:

6 "BROKEN OR MISSING
7 WINDOWS AND SCREENS THROUGHOUT PROPERTY;
8 IS THAT CORRECT?"

9 THIS IS ME BY THE WAY QUESTIONING.

10 "A THAT'S CORRECT.

11 "Q YOU'RE NOT AWARE,
12 BY ANY CHANCE, HOW MANY WINDOWS OR
13 SCREENS WERE ON, SAY, FOR EXAMPLE,
14 THE LITTLE HOUSE AT 6610?

15 "A NO, I'M NOT.

16 "Q WOULD YOU EXPLAIN
17 TO THE JURORS THE WINDOWS AND THE
18 SCREENS THAT WERE MISSING ON
19 DECEMBER 19, 1986?

20 "A THE WAY THIS IS
21 WRITTEN, BROKEN MISSING WINDOWS AND
22 SCREENS THROUGHOUT PROPERTY IS THE
23 WAY IT COMES OUT OF THE CODE.

24 "Q I'M ASKING YOU WHAT
25 IT STANDS FOR.

1 "A IT STANDS FOR BROKEN
2 OR MISSING WINDOWS THROUGHOUT PROPERTY.
3 IT COULD BE ONE WINDOW, FOUR WINDOWS
4 OR SIX WINDOWS.

5 "Q WHAT DOES IT MEAN?

6 "A EXACTLY THAT.

7 "Q HOW MANY WINDOWS WERE
8 BROKEN ON MY PROPERTY ON DECEMBER 19,
9 1986, MR. LEVARIO?

10 "A I'VE OBSERVED BROKEN
11 WINDOWS AND SCREENS ON THE PROPERTY.
12 I DON'T REMEMBER EXACTLY WHERE THEY'RE
13 AT, BUT I DO HAVE A PHOTOGRAPH OF ONE
14 OF THEM.

15 "Q YOU DO?

16 "A UH-HUH.

17 "Q WOULD YOU IDENTIFY
18 THAT PHOTO?

19 "A THIS PHOTO WAS TAKEN
20 ON OCTOBER 14, 1987."

21 NOW, MR. LEVARIO HAD CHECKED OFF ON HIS
22 INSPECTION OF OCTOBER 14, 1987, THAT THE ITEM "BROKEN
23 WINDOWS AND MISSING SCREENS THROUGHOUT" HAD BEEN CORRECTED.
24 I HAD SENT A LETTER TO THE CITY PROSECUTOR STATING THAT I
25 WAS ESPECIALLY UPSET BY "BROKEN WINDOWS AND MISSING SCREENS

1 THROUGHOUT" BECAUSE I HAD PREVIOUSLY HAD 22 WINDOWS BROKEN
2 WHILE MY PROPERTY WAS VACANT WHEN A GANG BROKE INTO IT. SO
3 I HAD REPLACED ALL THE WINDOWS IN THE HOUSE AND ALL THE
4 SCREENS.

5 SO WHEN I GOT A NOTICE THAT SAID "BROKEN
6 WINDOWS AND MISSING SCREENS THROUGHOUT," YOU CAN IMAGINE
7 THAT I WAS UPSET. MR. LEVARIO'S REACTION:

8 "A YOU'RE CORRECT.

9 "Q I'M CORRECT IN WHAT?
10 PLEASE READ THAT.

11 "A THAT ITEM 9 HAS BEEN
12 CORRECTED.

13 "Q WHAT DOES THAT MEAN?

14 "A EXACTLY WHAT IT SAYS
15 IN THE LIST OF DEFECTS. THAT THERE
16 WERE BROKEN MISSING WINDOWS AND SCREENS
17 THROUGHOUT PROPERTY.

18 "Q WOULD THAT MEAN THAT
19 THERE WAS NOT A BROKEN WINDOW?

20 "A I'D LIKE TO EXPLAIN
21 THAT IF I CAN. POSSIBLY THE WINDOWS
22 OF THE SCREENS MIGHT HAVE BEEN
23 CORRECTED. POSSIBLY THE SCREENS
24 HAD BEEN CORRECTED. BUT NOT THE
25 WINDOWS.

1 "Q WHAT DOES IT MEAN?

2 "A EXACTLY THAT. THE
3 WAY THEY PHRASE --

4 "Q NOT POSSIBLY THIS
5 OR THAT.

6 "A THE WAY THEY PHRASE
7 IT IN THE CODE IS BROKEN WINDOWS.
8 IN OTHER WORDS, THE WINDOWS COULD
9 HAVE BEEN CORRECTED OR THE SCREENS
10 COULD HAVE BEEN CORRECTED. POSSIBLY
11 THE SCREENS WERE CORRECTED. THE
12 WINDOW WAS STILL BROKEN.

13 "Q I'M GOING TO READ
14 THIS AGAIN. IT SAYS, 'ITEMS 4, 5,
15 9 AND 10, CORRECTED.' IT DOES NOT
16 SAY PART OF IT. THAT WOULD INDICATE
17 BOTH, MR. LEVARIO.

18 "A THAT'S HOW YOU
19 INTERPRET IT. THAT'S NOT THE WAY I DO."

20 THIS IS WHAT WE HAVE BEEN DEALING WITH
21 IN BELL GARDENS. AND THE LOCAL COURTS HAVE ALLOWED THE
22 INSPECTOR TO GO INTO COURT AND SAY, "I SAW THIS VIOLATION,"
23 AND NOT TO DETAIL IT.

24 AS A RESIDENT, I HAVE NOT BEEN ABLE TO
25 GET A DETAIL FROM THE CITY AS TO WHAT TO FIX ON MY PROPERTY

1 IN WRITING. I FEEL THAT AN OWNER SHOULD BE ABLE TO HAVE
2 FROM THE CITY A LIST OF REPAIRS SUFFICIENT IN DETAIL SUCH
3 THAT I CAN FIND ON MY PROPERTY THAT WHICH NEEDS TO BE
4 REPAIRED. IN THAT REGARD -- AT ONE POINT I THOUGHT I HAD
5 THE COURT WILLING TO FORCE THE CITY TO PROVIDE ME WITH SUCH
6 A LIST.

7 THIS IS PART OF A TRANSCRIPT FROM
8 APRIL 20, 1988:

9 "YOUR HONOR"--

10 THIS IS MR. KRESS WITH THE FIRM OF
11 WALLIN, KRESS, REISMAN, PRICE & DILKES.

12 "YOUR HONOR, AS ALWAYS,
13 WE WILL BE HAPPY TO MEET WITH THE
14 DEFENDANT, HAVE THE CODE INSPECTOR
15 MEET HIM ON THE PROPERTY AND GO
16 THROUGH THE LIST.

17 "I THINK THAT THE LIST
18 USES STANDARD LANGUAGE THAT MOST
19 PROPERTY OWNERS ARE ABLE TO UNDERSTAND.
20 BUT IF WE NEED TO GO OUT THERE AND
21 POINT OUT EACH VIOLATION, WE'LL DO THAT."

22 HOWEVER, THAT'S NOT WHAT HAPPENED. IN
23 ADDITION TO NOT MEETING WITH ME ON TWO DIFFERENT OCCASIONS,
24 MR. LEVARIO REFUSED TO PREPARE A LIST FOR ME. IN ADDITION,
25 I HAD STATED THAT I WOULD PREPARE A LIST. ALL HE HAD TO DO

1 WAS JUST POINT. "THIS IS WHAT YOU HAVE TO REPAIR. THAT'S
2 WHAT YOU HAVE TO REPAIR." I WOULD PREPARE THE LIST, BUT I
3 WANTED THEM TO SUBMIT IT TO THE CITY SO THAT WE WOULD HAVE
4 A FINITE LIST OF WHAT HAD TO BE DONE.

5 NOW, IN RESPONSE TO THAT -- I MAY NOT BE
6 ABLE TO FIND IT QUICK ENOUGH HERE. AT TRIAL MR. LEVARIO
7 ADMITTED UNDER OATH THAT HE COULD NOT, AS A MATTER OF
8 POLICY, PROVIDE ME A LIST FURTHER THAN THE LIST OF, FOR
9 EXAMPLE, "BROKEN WINDOWS AND MISSING SCREENS THROUGHOUT."
10 HE COULD NOT TELL ME WHAT WINDOW OR WHAT SCREEN WAS BROKEN.

11 THIS CITY HAS USED THE THREAT OF
12 PROSECUTION AND PROSECUTION IN LIEU OF ANY OTHER METHOD OF
13 ENCOURAGEMENT TO OWNERS TO IMPROVE THEIR PROPERTY. THEY
14 HAVE FAILED AND REFUSED TO IDENTIFY WHAT CODE A PARTICULAR
15 VIOLATION OR CLAIMED VIOLATION UNDER CHAPTER 99 COMES
16 UNDER.

17 YOU'VE ALREADY HEARD ABOUT THE TREATMENT
18 OF RESIDENTS BY THE CITY STAFF. I SIMPLY WANT TO SAY I
19 CONCUR. THE PROBLEMS THAT I'VE HAD WHEN I GO INTO BUILDING
20 AND SAFETY BETWEEN 8:00 AND 10:00 IN THE MORNING ARE -- THE
21 ATTITUDE. SOME PERSONAL EXAMPLES, WHETHER IT'S SIMPLY
22 ARBITRARY, SIMPLY INCOMPETENT OR PURPOSEFUL -- I BUILT A
23 CARPORT. THE CITY CONTENDED FOR MONTHS THAT THAT CARPORT
24 WAS NOT SIGNED OFF BY THE BUILDING INSPECTOR. NOW,
25 IRONICALLY, THE BUILDING INSPECTOR AND THE MAINTENANCE

1 INSPECTOR ARE IN THE SAME OFFICE AREA WITHIN THE CITY.

2 HERE, BY THE WAY, IS A PHOTO OF THAT
3 CARPORT. IT WAS SIGNED OFF AND IT WAS -- I LITERALLY HAD
4 TO BRING THE SIGNED-OFF PERMIT INTO COURT TO GET THE CITY
5 TO ACKNOWLEDGE THAT I WAS NOT ILLEGALLY USING THE CARPORT
6 THAT I HAD BUILT WITH THE PERMIT. NOW, THAT WAS THROUGH
7 THE MAINTENANCE DEPARTMENT. IRONICALLY, I FOUND THE
8 BUILDING DEPARTMENT VERY EASY TO WORK WITH. NO PROBLEM AT
9 ALL.

10 JUST NORTH OF MY PROPERTY IS A FENCE, AS
11 I'VE STATED A MINUTE AGO. ON THE FRONT OF MY NEIGHBOR'S
12 PROPERTY IS A PERMIT FOR BUILDING THAT FENCE. THAT PERMIT
13 WAS TAKEN OUT, I BELIEVE, IN 1987; AND DESPITE THAT, THE
14 CITY INSISTED THAT I HAD TO EITHER COMPLETE, REPAIR OR DEMO
15 MY NEIGHBOR'S FENCE. I HAD TO TAKE INTO COURT MY
16 NEIGHBOR'S PERMIT, WHICH WAS SIGNED OFF BY GEORGE SUAREZ,
17 AN INSPECTOR FOR THE CITY OF BELL GARDENS; AND IRONICALLY,
18 GEORGE SUAREZ HAD PUT IN AN AFFIDAVIT INTO COURT STATING
19 THAT THAT NORTH FENCE WAS A VIOLATION ON MY PROPERTY, EVEN
20 THOUGH HE WAS THE INSPECTOR THAT HAD INSPECTED IT FOR MY
21 NEIGHBOR.

22 ON APRIL 14TH -- NOT APRIL -- ON
23 AUGUST 14TH, 1989, THE CITY APPEARED OUT IN FRONT OF MY
24 PROPERTY, THREE CARS, FACING THE WRONG WAY, BLOCKING MY
25 DRIVEWAY, TO DO AN INSPECTION. AT THAT TIME THE SIDEWALKS,

1 THE DRIVEWAY AND THE CURB WERE PAINTED WITH RED PAINT,
2 MARKED R AND R. IN COURT THE NEXT DAY, THE CITY INSISTED
3 THAT I HAD -- AND THERE HAD BEEN NO PRIOR NOTIFICATION OF
4 THIS -- THE CITY INSISTED THAT I HAD TO REMOVE AND REPLACE
5 ALL THE SIDEWALKS, ALL THE CURBS AND ALL THE DRIVEWAYS IN
6 THE FRONT OF MY PROPERTY.

7 IT IS REALLY DIFFICULT TO DESCRIBE WHAT
8 IT HAS BEEN LIKE OVER THE LAST FOUR YEARS HERE IN BELL
9 GARDENS. NOW, ALTHOUGH THE INSPECTION OF MY PROPERTY WAS
10 IN DECEMBER OF 1986, THE CITY IMMEDIATELY FILED A LIEN
11 AGAINST MY PROPERTY ON JANUARY 14TH, 1987. I DID NOT LEARN
12 OF THE LIEN UNTIL MUCH, MUCH LATER; AND I DID NOT LEARN OF
13 THE INSPECTION UNTIL EASTER WHEN A TENANT CAME BY AND SAID,
14 "VICTOR, THIS NOTICE HAS BEEN POSTED. THIS IS NOT WHAT THE
15 PROPERTY LOOKS LIKE. IT ISN'T THIS BAD, BUT WE JUST
16 RECEIVED IT." THAT WAS MY FIRST NOTICE FROM A TENANT OF
17 ANY ACTION BY THE CITY OF BELL GARDENS.

18 AT TRIAL, CARLOS LEVARIO STATED THAT MY
19 PROPERTY HAD COME TO HIS ATTENTION BECAUSE HE WAS DRIVING
20 AROUND AND HE SELECTED MY PROPERTY AS PART OF HIS DRIVING
21 AROUND. I BELIEVE THERE WERE TWO REASONS WHY I WAS
22 SELECTED FOR PROSECUTION.

23 THIS PHOTO RIGHT HERE IS A PHOTO OF A
24 LITTLE OLD MAN BY THE NAME OF DON DICKSON. AND DON
25 DICKSON, A REAL SWEETHEART, WHEN HE WAS A YOUNGSTER HAD

1 BEEN RUN OVER TWICE, I GUESS, BY A CAR AND AS A RESULT WAS
2 LOWER FUNCTIONING. HIS SISTER WAS THE EXECUTOR OF HIS
3 ESTATE, WHO LIVED IN ARIZONA. AND HE HAD THREE VICES, IF
4 YOU WILL CALL IT THAT. DON'S FIRST VICE WAS COMIC BOOKS.
5 IF YOU WENT INSIDE HIS PLACE, HE HAD COMIC BOOKS STACKED
6 LITERALLY CHEST HIGH IN STACKS STRAIGHT UP. AND THIS
7 LITTLE OLD MAN LOVED HIS COMIC BOOKS.

8 AS YOU SEE, AROUND HIM ARE MANY PLANTS.
9 THAT WAS HIS SECOND VICE. HE PROBABLY HAD SOMEWHERE
10 BETWEEN 2- AND 500 PLANTS IN THE BACK OF MY PROPERTY WHICH
11 I FIND NO PROBLEM WITH. HIS THIRD VICE IS THAT DON WOULD
12 GET ON HIS BICYCLE IN THE MORNING AND HE WOULD RIDE OUT.
13 HE WOULD LOOK FOR ALUMINUM CANS, FOR BOTTLES, ETC. AND HE
14 WOULD BRING THEM BACK ONTO A CEMENT SLAB THAT I HAD IN THE
15 BACK OF THE PROPERTY, WHERE HE WOULD SORT THEM OUT. AND
16 THOSE FUNDS SUPPLEMENTED HIS INCOME.

17 I BELIEVE THAT THE CITY OF BELL GARDENS
18 HAS SELECTIVELY DECIDED THAT SOME PEOPLE IN TOWN WERE
19 UNDESIRABLES. I ABSOLUTELY BELIEVE THAT THEY FELT THAT IF
20 YOU OWN PROPERTY IN BELL GARDENS AND LIVED ELSEWHERE THAT
21 YOU WERE A TARGET. I PICKED UP AT CITY HALL FROM THE
22 BUILDING AND SAFETY DEPARTMENT THIS NOTICE. ONE SIDE IS IN
23 SPANISH; THE OTHER SIDE IS IN ENGLISH. IT HAS THE CITY
24 EMBLEM ON IT, AND IT BASICALLY STATES THAT THE PROBLEM IN
25 THE CITY IS SLUMLORDS AND OUTSIDE REAL ESTATE INTERESTS.

1 BY THE WAY, I AM NOT INVOLVED WITH ANY
2 GROUP. I HAVE ATTENDED IN MY LIFE THREE MEETINGS IN BELL
3 GARDENS, AND I FIRST BOUGHT PROPERTY IN THIS TOWN IN 1974.
4 I HAVE ATTENDED THREE MEETINGS, TWO REHAB MEETINGS AND ONE
5 CITY COUNCIL MEETING YEARS AGO. I'VE NEVER ATTENDED
6 ANYTHING FOR LULAC OR ANY OF THE OTHER RECALL
7 ORGANIZATIONS, ALTHOUGH I HAVE VISITED THEIR LITTLE OFFICE
8 TWICE. ONCE TO GIVE PRELIMINARY INFORMATION TO THIS
9 COMMITTEE AND ONCE AT THE URGING JUST OF A FELLOW WHO WAS
10 INVOLVED TO SEE WHAT THEY WERE DOING. BUT I HAVE RECEIVED
11 THIS AND IT SAYS "SAY NO TO SLUMLORDS." ANYHOW, I THINK IT
12 WOULD BE SELF-EXPLANATORY OF WHERE THE CITY IS COMING FROM
13 OR WHERE THE CITY FATHERS ARE COMING FROM.

14 AFTER MY TENANT INFORMED ME OF THE
15 NOTICE FROM THE CITY, I IMMEDIATELY DROVE FROM HUNTINGTON
16 BEACH TO BELL GARDENS AND INSPECTED MY PROPERTY ON THE
17 SATURDAY BEFORE EASTER. WHAT I FOUND ON MY PROPERTY WAS
18 ONE SCREEN MISSING. I FOUND DON DOING HIS NORMAL THING,
19 AND OTHER THAN THAT, I DIDN'T FIND A WHOLE LOT.

20 SO I WAITED FOR THE JUNE 4TH HEARING,
21 AND WHEN THE JUNE 4TH HEARING CAME, I BROUGHT DON THERE
22 BECAUSE I FELT THAT THE KEY TO THIS WHOLE THING WAS THAT
23 THE CITY WANTED ME TO REMOVE DON DICKSON FROM BELL GARDENS.
24 AND I STATED SO AT THAT HEARING. AND I ASKED WHAT "BROKEN
25 WINDOWS AND MISSING SCREENS THROUGHOUT" MEANS. I WANTED TO

1 KNOW WHAT WINDOWS ON MY PROPERTY ARE BROKEN.

2 ONE OF THE CITED ITEMS WAS IMPROPER
3 GRADING CAUSING WATER TO STAGNATE. NOW, IF YOU LOOK AT THE
4 PICTURES OF MY LOT, YOU CAN TELL THAT THERE'S A VERY FLAT
5 LOT THERE. SO THE OPPORTUNITY FOR IMPROPER GRADING CAUSING
6 WATER TO STAGNATE IS VERY SLIGHT. AND I ASKED "WHAT DOES
7 THIS MEAN?" THEY BROUGHT OUT FOUR PHOTOS WHICH SHOWED A
8 PUDDLE APPROXIMATELY THIS SIZE, LOOKED A COUPLE OF INCHES
9 DEEP, AND ALL I COULD -- SHAKE MY HEAD AND SAY, "YOU KNOW,
10 IF THE CITY WOULD TELL ME WHERE ON MY PROPERTY THESE
11 PUDDLES ARE, I WILL BE GLAD TO PUT SOME DIRT ON THEM. NO
12 PROBLEM."

13 THE ATTITUDE I HAD FROM THE
14 REHABILITATION APPEALS BOARD WAS, TO PUT IT MILDLY,
15 HOSTILE. THEY ACCUSED ME OF NOT BEING WILLING TO CORRECT
16 CONDITIONS ON MY PROPERTY. I STATED THAT IF THERE IS A
17 CONDITION ON MY PROPERTY THAT NEEDS TO BE REPAIRED, I WILL
18 GLADLY REPAIR IT. I HAVE BEEN PROUD OF MY PROPERTY. I
19 INITIALLY BOUGHT PROPERTY IN BELL GARDENS IN 1974, AS I
20 STATED EARLIER, AND I LIVED ON THE PROPERTY UNTIL THE EARLY
21 '80'S. I MOVED OUT -- KEPT AN OFFICE IN ONE OF THE UNITS,
22 AND IN 1989 I MOVED BACK TO THE PROPERTY, FRANKLY BECAUSE
23 THE LITIGATION WITH THE CITY GAVE ME NO OTHER CHOICE. BUT
24 I AM A RESIDENT.

25 THE HEARING WAS INCONCLUSIVE. I ASKED

1 THE CITY FOR A DETAILED LIST OF WHAT'S WRONG WITH MY
2 PROPERTY, AND I DID NOT RECEIVE ONE. TO DATE, I HAVE NEVER
3 RECEIVED ONE. I'M NOT SURE EXACTLY WHAT THE NEXT THING I
4 RECEIVED FROM THE CITY, BUT I DID THEREAFTER RECEIVE A
5 LETTER STATING THAT THE CITY WOULD -- AS A MATTER OF FACT,
6 I RECEIVED A LETTER FOUR DAYS AFTER THE HEARING ON JUNE 8,
7 1987, WHICH STATED THAT "FAILURE TO COMPLY WITH THE BOARD
8 ORDER OR FAILURE TO REQUEST DATE FOR REHEARING WILL RESULT
9 IN THE NECESSARY WORK BEING DONE BY THE CITY OF BELL
10 GARDENS WITHOUT FURTHER NOTICE TO YOU."

11 I CALLED MY TENANT'S SISTER AND SAID,
12 "ALO, I BELIEVE THE CITY IS ABOUT TO SHUT DON DOWN." AND
13 YOU HAVE TO KNOW HERE THAT DON WAS -- LIKE DEALING WITH A
14 CHILD. THE FAMILY WAS AFRAID TO REMOVE HIS LITTLE EMPIRE
15 FOR FEAR OF RETALIATION AGAINST THEM. THEY FELT THAT IF I
16 DID, THAT THEY WOULD HAVE TO FIND A NEW PLACE FOR HIM TO
17 LIVE BECAUSE HE WOULD JUST NOT UNDERSTAND AND BE ANGRY WITH
18 ME. BUT THIS NOTICE SAID THAT THE CITY WOULD DO IT AND
19 THAT THESE COSTS -- THAT ALL COSTS WOULD BE CHARGED TO ME,
20 INCLUDING ENGINEERING COSTS OF APPROXIMATELY \$535 IN
21 ADDITION TO THE ACTUAL COSTS OF WORK OR DEMOLITION, ETC.

22 I CALLED ALO AND I SAID, "YOU KNOW, WHY
23 DON'T WE LET THE CITY COME IN AND DO WHATEVER THEY DO
24 CONSIDERING WHAT YOU ARE PAYING, \$535 AND WHATEVER ELSE
25 MIGHT BE A BARGAIN."

1 HOWEVER, SUBSEQUENT TO THAT, I RECEIVED
2 A LETTER IN, I BELIEVE SEPTEMBER, DATED ON A FRIDAY, I
3 RECEIVED IT ON A SATURDAY, ORDERING ME TO APPEAR TO A
4 HEARING WITH THE CITY PROSECUTOR THE FOLLOWING WEDNESDAY.
5 NOW, I WAS NOT ABLE TO MAKE THAT HEARING ON WEDNESDAY, AND
6 I IMMEDIATELY SENT AN ANGRY LETTER BACK.

7 WHAT I STATED IN THAT LETTER WAS THAT I
8 DISAPPROVED OF THE CITY'S TACTICS. I FELT THEY WERE SIMPLY
9 TRYING TO MAKE ME EVICT A TENANT; THAT ONE OF THE WAYS WE
10 COULD JUDGE OURSELVES IN THIS WORLD IS HOW WE DEAL WITH THE
11 DON DICKSONS OF THE WORLD AND REQUESTED THAT THE HEARING BE
12 POSTPONED AND ALSO MENTIONED THAT A LEGAL NOTICE,
13 TYPICALLY, FIVE DAYS IS ALLOWED FOR MAILING. WELL, THEY
14 SENT THIS OUT ON FRIDAY. SATURDAY, SUNDAY, MONDAY,
15 TUESDAY, WEDNESDAY. THERE WASN'T EVEN FOUR DAYS NOTICE.
16 SO LITERALLY I WAS GIVEN NO NOTICE AT ALL.

17 I RECEIVED A LETTER BACK FROM THE CITY
18 PROSECUTOR. IT BASICALLY SAID, "YOU KNOW, SOMETIMES WE
19 WILL RESCHEDULE THESE. IN YOUR CASE, WE WILL NOT."

20 I CALLED MY TENANT UP. I SAID, "ALOA, I
21 BELIEVE THE CITY IS GOING TO START A PROSECUTION AGAINST
22 ME; AND IF THEY DO THIS, I'M GOING TO HAVE TO SHUT DON
23 DOWN." AS A RESULT, ALOA CALLED THE CITY PROSECUTOR, CAREY
24 REISMAN, AND HE AGREED WITH HER THAT AS LONG AS DON WORKED
25 DILIGENTLY ON HIS STUFF, THAT THE CITY WOULD NOT PROCEED

1 WITH THE PROSECUTION. DON SIMPLY WANTED TO SEPARATE THE
2 GOOD STUFF FROM THE BAD STUFF. THIS MAN WAS A SWEETHEART.
3 I PAID FOR THE DUMPSTERS AND I VISITED THE PROPERTY SEVERAL
4 TIMES A WEEK AND REMARKED TO MYSELF AT THE EFFORT THIS
5 LITTLE OLD MAN PUT IN TO SEPARATE THE GOOD STUFF FROM THE
6 BAD STUFF.

7 IN THE SUBSEQUENT MONTHS, THE CITY
8 INSPECTED THE PROPERTY IN OCTOBER, NOVEMBER AND DECEMBER.
9 ON JANUARY 20, 1988, THE CITY FILED AN ACTION AGAINST ME
10 FOR MAINTAINING A SUBSTANDARD CONDITION, FOUR CHARGES, ONE
11 FOR SEPTEMBER, ONE FOR OCTOBER, ONE FOR NOVEMBER AND ONE
12 FOR DECEMBER FOR FAILING, REFUSING OR NEGLECTING TO COMPLY
13 WITH AN ORDER OF THE BELL GARDENS REHABILITATION APPEALS
14 BOARD.

15 ONE OF THE THINGS YOU NEED TO UNDERSTAND
16 TO UNDERSTAND THESE PROSECUTIONS, IS THAT MOST PROSECUTIONS
17 OF A CRIMINAL NATURE, IF YOU HAVE ONE UNDIVISIBLE ACT,
18 YOU'VE DONE ONE THING, YOU CAN BE PROSECUTED ONCE. UNDER
19 THE NUISANCE STATUTE, EVERY DAY THAT A NUISANCE EXISTS IS A
20 VIOLATION. AND YOU ARE SEPARATED, YOU ARE PROSECUTED FOR
21 EACH ONE AND YOU ARE SENTENCED FOR EACH ONE.

22 THE ATTITUDE OF THE COURT, QUITE
23 FRANKLY, IF IT WERE DIFFERENT, COULD HAVE PREVENTED THE
24 KIND OF -- THE KIND OF SITUATION THAT YOU ARE HERE TO
25 LISTEN TO. BUT THE ATTITUDE OF THE COURT IS SUCH THAT IT

1 IS ABSOLUTELY IMPOSSIBLE IN HUNTINGTON PARK TO GET YOUR
2 STORY OUT. IN TERMS OF A HEARING, YOU ARE CONFINED TO JUST
3 THOSE DATES FOR WHICH YOU ARE CHARGED. THE PHOTOS THAT I
4 HAVE JUST SUBMITTED TO YOU WOULD NOT BE ADMISSIBLE. AS FAR
5 AS ADJACENT PROPERTY, ADJACENT PROPERTY, THE COURT HAD THIS
6 TO SAY FOR HOW IT HANDLES NEIGHBORS, ETC.

7 I MIGHT INTERJECT HERE. THE COURT DOES
8 NOT REQUIRE A FINDING THAT YOUR PROPERTY HAS ENDANGERED
9 HEALTH, LIMB OR SAFETY. THE COURT DOES NOT REQUIRE THAT
10 THE CITY SHOW THAT YOUR PROPERTY BRINGS DOWN VALUES OF
11 NEIGHBORING PROPERTIES, DESPITE THE FACT THAT THIS IS WHAT
12 CHAPTER 99 SUBSTANDARD CONDITION MEANS.

13 QUESTION BY ME TO LEVARIO:

14 "Q AM I CORRECT THAT
15 WHAT YOU'RE LOOKING FOR UNDER THIS --
16 I'LL CALL IT BAILIWICK -- WHATEVER
17 IS WHAT'S VISIBLE FROM THE STREET

18 "REISMAN"-- THE CITY PROSECUTOR --
19 "OBJECTION. IRRELEVANT.

20 "THE COURT: IT'S IRRELEVANT
21 AND UN-UNDERSTANDABLE.

22 "DEFENDANT VAILLETTE: SOMETHING
23 MUST BE UNDERSTANDABLE, YOUR HONOR.

24 "THE COURT: OBVIOUSLY, HE'S
25 OPERATING UNDER WHAT YOU REFERRED TO,

1 THE SECTION OF THE LAW. THAT'S ALL.
2 YOU HAVE A COPY OF THE LAW, AND THESE
3 QUESTIONS ARE IRRELEVANT.

4 "LET'S GO BACK TO THE
5 TIME THAT THE VIOLATIONS WERE IN PLACE."

6 BECAUSE THE ONLY THING I COULD TALK
7 ABOUT WERE THE DATES, THE ACTUAL DATES IN SEPTEMBER, THE
8 ACTUAL DAY IN OCTOBER, THE ACTUAL DAY IN NOVEMBER, THE
9 ACTUAL DAY IN DECEMBER. EVERYTHING ELSE WAS IRRELEVANT.
10 FOR EXAMPLE, THE AGREEMENT BETWEEN MY TENANT'S EXECUTRIX
11 AND THE CITY PROSECUTOR WAS IRRELEVANT AND WAS NOT
12 ADMITTED.

13 "WHETHER HE APPLIES IT
14 HARD ONE WAY OR SOFT TO ANOTHER, TRIES
15 TO WORK IT OUT WITH SOME OTHER PERSON
16 IS IRRELEVANT TO THE PROCEEDINGS.
17 YOU'RE CHARGED WITH A CRIMINAL OFFENSE
18 ON A CERTAIN DAY. THAT'S WHAT WE'RE
19 INTERESTED."

20 IN A MORE RECENT HEARING, THE COURT -- I
21 MAY HAVE TO GIVE YOU THAT AFTER JUST IN ORDER TO MOVE ON.

22 THE CHAIR: WELL, MR. VAILLETTE, THE SITUATION
23 IN COURT, WE CAN'T -- AT THIS POINT, UNLESS YOU CONNECT IT
24 TO SOME SITUATION THAT INVOLVES THE CITY, THE RULINGS OF
25 THE COURT ARE NOT WHAT WE'RE DISCUSSING HERE. YOU KNOW, I

1 CAN UNDERSTAND WHAT YOU'RE DRIVING AT, BUT IT'S WITHIN THE
2 THE AUTHORITY OF THE COURT TO LIMIT CERTAIN EVIDENCE THAT
3 COMES IN AND LIMIT IT TO THE CHARGED ITEMS.

4 AND THE REMEDY YOU HAVE FOR A JUDGE
5 MAKING A RULING IS AN APPEAL. IF YOU FEEL HIS RULING IS
6 ERRONEOUS AND YOU WERE CONVICTED AS A RESULT OF THOSE
7 RULINGS, THEN YOUR AVENUE OF REMEDY IS APPEAL.

8 WE'RE NOT CONCERNED ABOUT WHAT THE
9 JUDGE'S RULING WAS AT THIS POINT IN TIME, UNLESS YOU CAN
10 SHOW SOME KIND OF COLLUSION BETWEEN THE JUDGE AND THE CITY.
11 THEN THAT WOULD CERTAINLY BE VERY APPROPRIATE TO COMMENT
12 ON.

13 MR. VAILLETTE: I WOULD LIKE TO COMMENT ON IT.
14 YOU'RE RIGHT THAT THE AVENUE, ONCE YOU GET TO COURT, IS TO
15 APPEAL. I DID MY FIRST APPEAL IN PRO PER. I AM TOLD BY
16 COMPETENT APPELLANT COUNSEL THAT HE THINKS I SHOULD HAVE
17 WON THAT APPEAL, ALTHOUGH I DID NOT. WE WON OUR SECOND
18 APPEAL AND WE ARE IN THE MIDDLE OF THE THIRD, IF YOU CAN
19 BELIEVE IT, IN THIS ONGOING PROCESS.

20 IT IS REMARKABLE THAT AT TIMES WHEN THE
21 COURT HAS SEEMED TO RULE FAVORABLE TO ME, THE NEXT TIME WE
22 GO BACK IN COURT, THE COURT FLIP-FLOPS AND RULES THE OTHER
23 WAY. AND I HAVE A VARIETY OF THESE INSTANCES THAT I THINK
24 PROBABLY I CAN LIST FOR YOU AND SUBMIT IN THE NEXT TEN
25 DAYS. I DID SPEND 34 DAYS IN JAIL, IN LOS ANGELES COUNTY

1 JAIL, AS A DIRECT RESULT -- I WAS CONVICTED ON FOUR CHARGES
2 OF FAILING, REFUSING OR NEGLECTING TO COMPLY WITH AN ORDER
3 OF THE BELL GARDENS REHABILITATION APPEALS BOARD. AND AS A
4 RESULT, SPENT 34 DAYS IN JAIL.

5 I ALSO SPENT FIVE DAYS IN JAIL LAST
6 MONTH, AND I'D LIKE TO TELL YOU ABOUT THAT. IT WAS FOR
7 CONTEMPT OF COURT. UNDER OUR THIRD APPEAL, I HAVE ASKED
8 THE COURT FOR CERTAIN TRANSCRIPTS. THE COURT AGREED TO
9 PROVIDE THREE AND REFUSED TO PROVIDE THREE OTHERS. I ASKED
10 THE COURT AT THE TIME IT MADE THAT RULING THAT I WOULD LIKE
11 TO ADDRESS THE COURT AND EXPLAIN THE REASONS THAT THE OTHER
12 THREE TRANSCRIPTS ARE NEEDED. THE COURT REFUSED MY
13 REQUEST.

14 I FILED WITHIN TEN DAYS A REQUEST FOR
15 RECONSIDERATION STATING THE REASONS THAT I NEEDED THOSE
16 TRANSCRIPTS. NO OPPOSITION WAS FILED BY THE OTHER SIDE.
17 THE MOTION WAS CALENDERED ABOUT THREE WEEKS AWAY. ON THE
18 DATE OF THE HEARING -- IT WAS ON CALENDAR -- AND THE
19 BAILIFF CAME OVER AND STATED TO ME THAT THE COURT ON ITS
20 OWN MOTION WAS TAKING MY MOTION OFF CALENDAR. I SAID,
21 "WELL, I DON'T UNDERSTAND. BUT I WOULD LIKE THAT -- THE
22 COURT TO STATE THAT TO THE COURT REPORTER SO WE HAVE IT
23 OFFICIALLY. I DON'T WANT TO WALK OUT OF HERE AND HAVE THE
24 COURT RECORD TO SAY THAT IT WAS TAKEN OFF CALENDAR BECAUSE
25 I DIDN'T APPEAR."

1 THE BAILIFF CAME BACK AND SAID, "THE
2 JUDGE WANTS YOU TO LEAVE."

3 I SAID, "I'M NOT LEAVING. I WANT THE
4 COURT TO STATE WHAT IT'S DOING."

5 HE SAID, "NO. I HAVE TO -- VIC, I HAVE
6 TO HAVE YOU LEAVE."

7 I SAID, "JAVIER, AM I UNDER ARREST?"

8 HE SAID, "WELL, I DON'T KNOW."

9 HE WENT BACK AND CALLED SOME MARSHALS,
10 AND I HAD TWO MEN BEHIND ME, ONE AT MY SIDE, TWISTING MY
11 ARM, THREATENING TO TAKE ME OUT ON MY STOMACH. I ASKED IF
12 I WAS UNDER ARREST. THEY AGAIN CHECKED WITH THE COURT.
13 THE COURT SAID I WASN'T UNDER ARREST. I COULD STAY ALL
14 DAY, BUT IF I SAID ONE WORD ASKING THE COURT TO GO ON THE
15 RECORD THAT I WOULD BE IN CONTEMPT OF COURT.

16 THE COURT TOOK THE NEXT FEW CASES IN
17 CHAMBERS, WHICH WERE ATTORNEY CASES, AND WHEN HE FINALLY
18 HAD TO COME OUT, I GOT UP. I HAD TWO MARSHALS BEHIND ME.
19 WENT UP TO THE BAR. BEFORE I SAID ANYTHING, THE COURT
20 SAID, "MR. VAILLETTE, IF YOU SAY ONE WORD, YOU'RE GOING TO
21 BE IN CONTEMPT OF COURT. I WANT YOU TO TURN AROUND LEAVE
22 THIS COURTROOM RIGHT NOW."

23 I SAID, "YOUR HONOR, I'M NOT TRYING TO
24 INTERFERE."

25 AND THAT WAS IT. THAT WAS MY CONTEMPT

1 OF COURT.

2 THE CHAIR: MR. VAILLETTE, I DON'T SEE HOW THAT
3 HAS ANYTHING TO DO WITH COLLUSION OR ANYTHING LIKE THAT
4 WITH THE CITY OF BELL GARDENS. YOU MAY HAVE AN ITEM THAT
5 YOU CAN REFER TO THE JUDICIAL QUALIFICATIONS COMMISSION FOR
6 IMPROPER CONDUCT ON THE PART OF THE JUDGE, BUT THAT'S
7 CERTAINLY NOT GERMANE TO THIS HEARING HERE.

8 MR. VAILLETTE: IT'S GERMANE JUST IN THIS SENSE:
9 THE CITY WOULD NOT HAVE BEEN ABLE, OVER THESE YEARS, TO
10 INFLICT WHAT IT HAS ON ME AND OTHER RESIDENTS OF THIS CITY
11 IF IT DID NOT HAVE THE SUPPORT AND THE COOPERATION OF THE
12 COURT OVER IN HUNTINGTON PARK.

13 THE CHAIR: AGAIN, MY COMMENT TO YOU IS THAT
14 THAT MAY BE A SUPPOSITION ON YOUR PART WITHOUT ANY KIND OF
15 VERIFICATION IN THAT AREA. YOU KNOW, ALL IT IS IS YOUR
16 SUPPOSITION.

17 BUT, MR. VAILLETTE, I'M NOT TRYING TO
18 CUT YOU OFF IN A MANNER TO PRECLUDE YOU FROM GIVING US ANY
19 INFORMATION, ANY ADDITIONAL INFORMATION. BUT IF YOU DO
20 HAVE ADDITIONAL INFORMATION, YOU'RE FREE TO GIVE IT WITHIN
21 THE TEN-DAY PERIOD FOLLOWING THE CONCLUSION OF THIS HEARING
22 TO THE STAFF OF THE CIVIL RIGHTS COMMISSION.

23 BUT BECAUSE -- WE'VE GONE WELL OVER OUR
24 ALLOTTED TIME HERE, AND WE'RE WELL BEHIND SCHEDULE. WE
25 HAVE CITY OFFICIALS HERE HAVE COOPERATED WITH US IN ATTEMPT

1 TO RESOLVE OR GIVE US SOME INFORMATION REGARDING THESE
2 ISSUES. SO AT THIS TIME I'D ASK YOU TO CONCLUDE YOUR
3 REMARKS, AND IF WE HAVE ANY QUESTIONS HERE FROM ANY MEMBERS
4 OF THE PANEL, THEN WE CAN PROCEED A LITTLE MORE
5 EXPEDITIOUSLY, IF YOU WILL.

6 MR. VAILLETTE: MY CONCLUDING REMARK IS VERY
7 SIMPLE. I THINK WHAT WE HAVE HERE IN THE CITY OF BELL
8 GARDENS IS THE NIGHTMARE THAT CAN OCCUR WHEN YOU HAVE A
9 LAPSE IN REPRESENTATIVE GOVERNMENT. WE DO NOT HAVE
10 REPRESENTATIVE GOVERNMENT IN BELL GARDENS. IT HAS TAKEN
11 HISTORICALLY 12- OR 1500 VOTES TO ELECT A CITY COUNCIL
12 PERSON IN A CITY OF 43,000. IRONICALLY, THIS IS THE -- THE
13 CITY HAS RUN THIS TOWN LIKE SOMEWHERE IN BETWEEN A CONDO
14 ASSOCIATION AND A BANANA REPUBLIC IN SOUTH AMERICA.

15 THE CHAIR: THANK YOU, MR. VAILLETTE.

16 MISS DAVIS, DO YOU HAVE ANY QUESTIONS?

17 MS. DAVIS: YES.

18 YOU MADE REFERENCE TO A REHABILITATION
19 APPEALS BOARD. AND ALL THE TESTIMONY WE'VE HEARD THIS
20 MORNING, A NUMBER OF US ASKED THE QUESTION IF THERE WAS ANY
21 APPEAL PROCESS, AND WE GOT A NO ANSWER FROM EVERYBODY.
22 COULD YOU PLEASE ENLIGHTEN US AS TO WHAT THIS IS AND HOW
23 YOU KNEW ABOUT IT AND WHAT THE PROCESS IS, PLEASE.

24 MR. VAILLETTE: AS I UNDERSTAND IT, THE
25 PROSECUTIONS COME UNDER THE CATEGORY OF REFUSING TO COMPLY.

1 YOU ARE NOT ACTUALLY PROSECUTED FOR THE SO-CALLED
2 CONDITIONS. I WAS NOT PROSECUTED FOR HAVING BROKEN
3 WINDOWS. I WAS PROSECUTED FOR REFUSING TO COMPLY.

4 THE HEARING IS A HEARING WHICH OCCURS, I
5 THINK, FAIRLY AUTOMATICALLY. IT'S REQUESTED, I BELIEVE, BY
6 THE CITY MANAGER. I BELIEVE A REQUEST GOES FROM A PROPERTY
7 MAINTENANCE INSPECTOR TO THE CITY MANAGER. THE CITY
8 MANAGER PUTS THE MATTER ON CALENDAR. YOU ARE INVITED TO
9 APPEAR, ALTHOUGH, FRANKLY, IT DOESN'T MATTER IF YOU DO. I
10 CAN TELL YOU THAT.

11 NOW, IN MY FIRST APPEAL, THE COUNSEL FOR
12 THE CITY STATED THAT IT WAS POSSIBLE TO APPEAL THIS
13 ADMINISTRATIVE RULING. AND, FRANKLY, THAT'S PROBABLY THE
14 WAY A RESIDENT IN THIS TOWN MUST GO AND SPEND -- AS I
15 CALCULATED, AN APPEAL TYPICALLY RUNS AROUND \$10,000. SO A
16 CITIZEN WHO GOES BEFORE THE BELL GARDENS REHABILITATION
17 APPEALS BOARD HAD BETTER CHALLENGE THAT RIGHT THEN AND
18 THERE, AND GO AHEAD AND SPEND THE AWESOME AMOUNT OF MONEY
19 THAT IT COSTS TO CHALLENGE AN ADMINISTRATIVE HEARING, AS
20 OPPOSED TO LETTING IT THEN GO OVER INTO A PROSECUTION AT
21 THE LOCAL MUNICIPAL COURT.

22 MS. DAVIS: WHO SITS ON THE APPEAL BOARD? ARE
23 THEY APPOINTED BY THE MAYOR OR ARE THEY CITY EMPLOYEES?

24 MR. VAILLETTE: I BELIEVE HYPOTHETICALLY IT IS A
25 SEPARATE COMMISSION. IT IS MY UNDERSTANDING -- AND, AGAIN,

1 I'VE ONLY BEEN TO THREE HEARINGS IN THE CITY IN THE LENGTH
2 OF TIME I'VE BEEN AN OWNER OF PROPERTY IN BELL GARDENS
3 SINCE 1974 -- BUT I BELIEVE THE SAME PEOPLE WHO SIT IN THE
4 CITY COUNCIL SIT ON THE REHABILITATION APPEALS BOARD.

5 MS. DAVIS: THANK YOU.

6 THE CHAIR: MR. VAILLETTE, I THINK I ONLY HAVE
7 ONE OR TWO QUESTIONS.

8 FIRST QUESTION WOULD BE: THE ITEMS THAT
9 YOU INVOLVE YOURSELF WITH COURT HEARINGS, DO THEY INVOLVE
10 ONE JUDGE OR WERE THEY --

11 MR. VAILLETTE: ONE JUDGE. ACTUALLY, INITIALLY,
12 I WAS IN DIVISION 1, RUSS SCHOOLING. BUT RUSS SCHOOLING IS
13 MY FORMER ATTORNEY. AS A MATTER OF FACT, RUSS SCHOOLING
14 HELPED ME BUY THE VERY PROPERTY -- AND THE ONLY PROPERTY
15 THAT I OWN, BY THE WAY -- SO THE MATTER WAS TRANSFERRED
16 OVER TO DIVISION 3 TO JOHN W. BUNT, WHO I HAVE ASKED
17 REPEATEDLY TO TRANSFER IT TO SOME OTHER COURT.

18 THE CHAIR: WERE YOU APPRISED AT ANY TIME THAT
19 YOU COULD FILE AN AFFIDAVIT OF PREJUDICE AGAINST ANY JUDGE?

20 MR. VAILLETTE: I AM AWARE OF -- I BELIEVE IT'S
21 CCP 170.6. I WAS NOT AWARE THAT I HAD ANYTHING TO FEAR FROM
22 JUDGE BUNT. HE INITIALLY STATED THAT HE WOULD REQUIRE THE
23 CITY TO GIVE ME A DETAILED LIST. I TOLD HIM IF THERE'S
24 ANYTHING WRONG WITH MY PROPERTY, I'LL GLADLY FIX IT.

25 THE CHAIR: DID YOU HAVE A JURY TRIAL IN ANY OF

1 THESE CASES?

2 MR. VAILLETTE: YES.

3 THE CHAIR: I HAVE NO OTHER QUESTIONS.

4 I WOULD AGAIN THANK YOU FOR YOUR
5 APPEARANCE HERE TODAY. YOU HAVE COME WELL PREPARED.

6 MR. VAILLETTE: I'VE COME ANGRY.

7 THE CHAIR: BUT YOU CAME PREPARED AND I
8 APPRECIATE THAT. THANK YOU VERY MUCH, SIR.

9 MY APOLOGIES TO THE OTHER INDIVIDUALS
10 THAT ARE WAITING TO PRESENT THEIR STATEMENTS. WE HAVE HAD
11 A LATE START, AND WE'VE BEEN TRYING TO NOT CUT OFF PEOPLE
12 AS WE PROCEED. BUT WITH THAT APOLOGY, I'D ASK MR. CLAUDE
13 BOOKER TO STEP FORWARD.

14 MR. BOOKER, I UNDERSTAND YOU HAVE
15 SOMEONE THAT'S COME ALONG WITH YOU. WOULD YOU LIKE TO HAVE
16 THEM JOIN YOU UP HERE?

17 MR. BOOKER: YES. I'VE GOT THE CITY ATTORNEY
18 AND THE DEPARTMENT THAT HANDLES THE PUBLIC ENFORCEMENT.

19 THE CHAIR: CERTAINLY. THEY'RE CERTAINLY FREE
20 TO COME UP.

21 I WOULD ASK THAT BEFORE YOU MAKE YOUR
22 STATEMENT THAT YOU WOULD, FIRST, USE THE MICROPHONE SO THAT
23 THE COURT REPORTER CAN HEAR YOU; AND, SECONDLY, I'D ASK
24 THAT YOU INTRODUCE YOURSELF AND THEN YOU CAN JUST STATE
25 YOUR POSITION WITH THE CITY AND THEN CONTINUE ON WITH YOUR

1 STATEMENT. THANK YOU.

2 MR. BOOKER: MR. CHAIRMAN, MEMBERS OF THE
3 COMMISSION, MY NAME IS CLAUDE BOOKER. I'M THE CITY MANAGER
4 IN THE CITY OF BELL GARDENS AND HAVE SERVED IN THIS
5 POSITION CURRENTLY FOR APPROXIMATELY SEVEN AND ONE HALF
6 YEARS.

7 MR. MONTEZ ASKED THAT I KIND OF GIVE YOU
8 A BRIEF BACKGROUND OF THE CITY AND EXPLAIN SOME OF THE
9 THINGS THAT I EXPLAINED TO HIM WHEN HE VISITED ME IN MY
10 OFFICE EARLY ON IN THIS INQUIRY. AND I WAS TRYING TO
11 EXPLAIN TO MR. MONTEZ SOME OF THE PROBLEMS THAT WE, AS THE
12 CITY STAFF, FACE IN A FAIR AND EVEN ADMINISTRATION OF A
13 CODE ENFORCEMENT PROGRAM. AND TO UNDERSTAND SOME OF OUR
14 PROBLEMS, YOU HAVE TO KNOW A BRIEF HISTORY OF HOW THE CITY
15 CAME TO BE DEVELOPED.

16 IN 1930 TO 1940, THE CITY WAS SOLD OFF
17 IN WHAT WE CALL FAIRLY LARGE PARCELS. THEY LIKE TO CALL
18 THEM, I THINK -- FARMETTES I THINK WAS THE WORD IN THOSE
19 DAYS, AND IT KIND OF SOLD THE AMERICAN DREAM. IT WAS A
20 PIECE OF LAND WITH NOTHING ELSE ON IT; IN MOST CASES, NOT
21 EVEN PAVED STREETS. AND PEOPLE FROM THE MIDWEST BEGAN TO
22 COME OUT HERE AND BUILD THEIR HOUSES, WHICH IN MOST CASES
23 WAS NOTHING MORE THAN A TAR PAPER SHACK IN SOME PLACES IN
24 THE BEGINNING. IF YOU GO INTO THE CITY HALL, YOU'LL SEE
25 SOME OF THE PICTURES OF SOME OF THESE EARLY HOMES.

1 FROM 1940 TO 1950, WE BEGIN TO RECEIVE A
2 HEAVY INFLUX OF PEOPLE SEEKING WHAT I CALL THE CALIFORNIA
3 DREAM, AND SOME OF THOSE THAT WERE LEAVING THE DEPRESSION
4 WHICH STRUCK THE MIDWEST WERE MOVING OUT AND ALSO SOME OF
5 THOSE COMING OUT TO SEEK THE DEFENSE WORK THAT WAS
6 BEGINNING TO GET VERY BIG HERE IN THE STATE OF CALIFORNIA
7 AT THAT POINT IN TIME. SO SOME OF THE ORIGINAL TAR PAPER
8 SHACKS -- BY THIS TIME THEY HAD BUILT HOUSES THAT WERE A
9 LITTLE BIT NICER, AND THE TAR PAPER SHACKS GOT CONVERTED
10 INTO THE RENTALS OF THE '40'S AND THE '50'S. AND OUR
11 POPULATION BEGAN TO GROW.

12 IN THE '50'S WE BEGAN TO SEE THE REAL,
13 REAL HEAVY DEMAND FOR HOUSING BECAUSE OF SERVICEMEN BEING
14 DISCHARGED FROM THE SERVICE WHO WERE STAYING OVER IN
15 CALIFORNIA, AND THERE WAS AN EXTREME HOUSING SHORTAGE, AND
16 THOSE CHICKEN COOPS ENLARGED. WHAT WAS A DOUBLE GARAGE
17 BECAME ANOTHER HOUSE. AND OUR PROBLEM COMPOUNDED AS WE
18 WENT ALONG.

19 IN THE '60'S AND '70'S WE STARTED AN
20 INFLUX OF WHAT WE CALL A MAJOR IN-FILL, AND WE BEGAN TO
21 HEAR THE NAME HARMON HOMES, ORCHARD HOMES, TERRY HOMES,
22 TERRY-LU. HARMON AND UNFORTUNATELY AT THAT POINT IN TIME
23 THEY BEGAN TO BUILD THESE NEWER HOMES -- ALTHOUGH THEY
24 WEREN'T PRIME CONSTRUCTION, THEY WERE CERTAINLY MUCH BETTER
25 THAN THE QUALITY THAT WE HAD EXPERIENCED PREVIOUS TO THAT --

1 IN BETWEEN THE CHICKEN COOPS AND THE USED LUMBER HOUSES
2 THAT WERE VERY PREDOMINANT IN THOSE EARLY YEARS.

3 IN THE '70'S THEN THE MAJOR IN-FILL HAD
4 FAIRLY MUCH AT THE END OF THE '70'S, IT BEGAN TO TAPER OFF.
5 AND IN THE '80'S WE SAW MORE OF A STAGNATION PERIOD BECAUSE
6 AT THAT POINT IN TIME WE PROBABLY HAD AS MANY DWELLINGS AS
7 THE CITY REALLY, REALLY NEEDED. WITH A CITY OF 2.4 SQUARE
8 MILES AND A POPULATION APPROACHING 30,000 AT THAT TIME, IT
9 WAS BEGINNING TO GET PRETTY FULL.

10 HOWEVER, TOWARDS THE END OF THE '80'S,
11 WE BEGIN TO SEE A TREND WHEREBY THEY WERE STARTING TO TEAR
12 DOWN SOME OF THE OLDER 40- AND 50-YEAR-OLD SUBSTANDARD
13 PLACES AND BUILD WHAT I COMMONLY REFER TO AS BARRACKS. I
14 MEAN, THERE'S JUST NO OTHER WAY OF CHARACTERIZING. THEY
15 ESSENTIALLY COVER THE LOT WITH BUILDING. THEY LEAVE
16 VIRTUALLY NO YARD AREA, NO PATIO AREA. IT'S JUST A
17 BUILDING, CONCRETE AND PARKING. AND THAT'S ABOUT IT.

18 AND DURING THIS PERIOD WE BEGIN TO GET
19 THE SENSATION THAT OUR HOUSING DEMOGRAPHICS, PROVIDED TO US
20 BY THE STATE OF CALIFORNIA AND BY THE COUNTY OF LOS
21 ANGELES, WERE TOTALLY IN ERROR. WE HAD BEEN STRIVING FOR
22 SOMEWHAT OF A ZERO GROWTH DUE TO THE FACT THAT WE HAD
23 REALLY REACHED A POINT IN TIME THAT YOU REALLY COULDN'T
24 PROVIDE A HEALTHY ENVIRONMENT FOR ALL OF ITS CITIZENS, AND
25 WE WERE SEEING A POPULATION ESTIMATED BY THE STATE AND

1 COUNTY SOMEWHERE BETWEEN 36- AND 37,000 BY THAT POINT. BUT
2 WHEN WE BEGAN TO DO SEWER STUDIES, STORM DRAIN STUDIES,
3 WATER STUDIES, IT INDICATED THAT DEMANDS WERE ON A STEEP
4 INCLINE, AND OUR HOUSING UNITS WERE NOT INCREASING TO THE
5 SAME DEGREE.

6 SO WHAT HAPPENED -- DURING THIS PERIOD
7 OF TIME, IT BECAME VERY CLEAR TO US -- ALTHOUGH WE THOUGHT
8 WE KNEW THE ANSWER, THE 1990 CENSUS VERIFIED EXACTLY WHAT
9 HAD HAPPENED, AND THAT WAS THAT WE WERE BEGINNING TO GET A
10 LOT LARGER NUMBER OF FAMILIES WITHIN A HOUSEHOLD. SO FROM
11 THE YEAR 1980 TO 1990, WE HAD A 2 PERCENT INCREASE IN OUR
12 HOUSING STOCK, BUT WE HAD A 22 PERCENT INCREASE IN OUR
13 POPULATION, BRINGING OUR POPULATION CURRENTLY TO 42,355.

14 THE STUDIES THAT WE HAD DONE IN
15 REFERENCE TO THAT INDICATED THAT WE HAD APPROXIMATELY
16 \$15 MILLION IN DEFERRED INFRASTRUCTURE IMPROVEMENTS THAT
17 WAS ALMOST NEEDED QUOTE "TODAY," WITH NEW STORM DRAINS, NEW
18 WATER LINES, NEW SEWER LINES, AND SOME OF THE PROBLEMS THAT
19 WE WERE FACED AT A TIME THAT WE THOUGHT WE WERE WORKING
20 UPON A FAIRLY ZERO GROWTH GOAL. BUT WHEN YOU PUT 4.61
21 PERSONS PER HOUSEHOLD, IT DOES CAUSE YOU ADDITIONAL
22 PROBLEMS ON THESE STRUCTURES.

23 SO I'D LIKE TO TRACE NOW THE ZONING
24 DURING THAT SAME TIME SPAN AND MAYBE GIVE YOU AN INSIGHT.
25 IN THE '30'S AND '40'S, EVERYTHING WAS ZONED -- AS I SAID,

1 THE RANCHETTES -- IT WAS ZONED AGRICULTURAL. DURING THE
2 '40'S, THE COUNTY IN THE TREMENDOUS GROWTH EXPLOSION THAT
3 WAS TAKING PLACE IN ALL OF LOS ANGELES, CAME THROUGH, AND
4 AS A HOLDING PATTERN, THEY MADE ALL OF THE ZONING M-1.

5 AND IN THOSE DAYS UNDER COUNTY ZONING OF
6 M-1, YOU COULD PUT ON A HOUSE, A FACTORY, A MARKET; IT
7 DIDN'T MAKE ANY DIFFERENCE. I MEAN, YOU COULD BUILD
8 ANYTHING THAT YOU WANTED TO ON ANY LOT. SO THIS BEGAN TO
9 COMPOUND OUR PROBLEM OF ALL OF THESE MIXED USES THROUGHOUT
10 THE CITY. AND IF YOU HAVE THE TIME TO DRIVE THE CITY,
11 YOU'LL SEE MARKETS IN RESIDENTIAL NEIGHBORHOODS AND STORES
12 AND FACTORIES NEXT DOOR TO ONE ANOTHER. HOUSES IN BETWEEN.
13 IT'S QUITE A HODGEPODGE.

14 1950 THE COUNTY FINALLY BEGAN TO DO SOME
15 ORGANIZED FORM OF ZONING, AND IT WAS FAIRLY LIBERAL IN
16 ALLOWING SOME REAL RUNAWAY GROWTH INSOFAR AS DENSITY
17 LEVELS. IN 1961 THE CITY INCORPORATED, AND WE BEGAN TO TRY
18 TO TACKLE SOME OF THESE PROBLEMS AND WORK ON IT.
19 UNFORTUNATELY, BY THIS TIME THE LONG BEACH FREEWAY HAD CUT
20 A SWATH THROUGH THE CITY OF BELL GARDENS AND TAKEN OFF A
21 SIGNIFICANT NUMBER OF PEOPLE AND UNFORTUNATELY A GOOD SHARE
22 OF SOME OF OUR BETTER COMMERCIAL ENTERPRISES.

23 BY THAT TIME THE CITY OF COMMERCE HAD
24 INCORPORATED, AND THEY HAD TAKEN ALMOST EVERYTHING OF WHAT
25 WAS OUR INDUSTRIAL BASE. AND SO UNFORTUNATELY THE DAY OF

1 INCORPORATION WE INHERITED A LOT OF NICE PEOPLE AND A LOT
2 OF HOUSES AND NONE OF THEM IN VERY GOOD SHAPE. AND THAT'S
3 WHERE WE STARTED FROM.

4 WHAT WE HAVE FOUND, IT'S MUCH EASIER TO
5 BUILD A COMMUNITY THAN IT IS TO CORRECT THE ERRORS OF 50
6 YEARS OF POOR ZONING PRACTICE, AND THAT'S WHAT WE'RE FACED
7 WITH. I THINK THAT THE STATEMENT OF MR. VAILLETTE PROBABLY
8 BEST ILLUSTRATES THE POINT OF: IF WE DO, WE ARE
9 CRITICIZED; IF WE DON'T, WE ARE CRITICIZED.

10 WE HAVE FOUND IN OUR STUDIES THAT
11 THERE'S PROBABLY 3,000 HOUSING UNITS IN THE CITY THAT NEED
12 SOME FORM OF REHABILITATION EITHER INSIDE OR OUTSIDE.
13 UNFORTUNATELY, I HAVE A STAFF OF THREE PEOPLE WHO DEAL IN
14 THIS AREA. WE ARE ABLE TO EFFECTIVELY CARRY APPROXIMATELY
15 250 CASES AT ANY GIVEN POINT. SO YOU CAN SEE THAT ISN'T
16 VERY MANY TO REALLY SCRATCH THE SURFACE ON 3,000. SO WE
17 ARE CONSTANTLY CRITICIZED THAT MAYBE WE DIDN'T GET THE
18 NEIGHBOR OR WE DIDN'T GET THIS ONE. AND SOME OF THESE ARE
19 SUBJECTIVE. I THINK PROBABLY IF WE HAVE A CRITERIA, IT'S
20 THIS. IF IT'S HURTING SOME HUMAN IN THE HABITATION OR THE
21 PROBLEM'S ELECTRICAL, PLUMBING -- THE SAFETY FACTORS, WE
22 WOULD PROBABLY PRIORITIZE THAT ABOVE SOME OTHER NEED THAT
23 WOULD NOT BE DETRIMENTAL TO SOME OTHER PERSON.

24 I HAVE OFFERED TO MR. MONTEZ THE
25 OPPORTUNITY TO COME INTO CITY HALL. WE WILL MAKE ANY FILE,

1 ANY BOOK, ANY RECORD AVAILABLE TO YOU. WE INVITE YOU; WE
2 ENCOURAGE YOU. WE HAVE NOTHING TO HIDE. WE BELIEVE THAT
3 WE'RE PROVIDING ENFORCEMENT IN DIRECT -- AS IS CALLED OUT
4 IN CHAPTER 99 OF THE UNIFORM BUILDING CODE. WE FOLLOW
5 THOSE GUIDELINES. MR. MARTINET WHO HANDLES THE PROGRAM
6 WILL LEAVE WITH YOU TODAY A BOOK THAT IS OUR ACTUAL
7 GUIDELINE BOOK SO THAT YOU CAN REVIEW IT.

8 YOU WILL NOTICE PROBABLY A COMMONALITY
9 IN THE TESTIMONY THIS MORNING, IF I UNDERSTAND IT
10 CORRECTLY, THAT MONTHS AND MONTHS AND MONTHS AND MONTHS GO
11 BY BEFORE WE MOVE TO THE NEXT STEP. WE START WITH A
12 "PLEASE" LETTER. WE HAVE A LITTLE PROBLEM. CAN WE WORK
13 TOGETHER TO CLEAN IT UP. AND COURT ACTION IS ALWAYS A LONG
14 WAYS DOWN THE ROAD. WE WISH TO GET IT CLEANED UP IN A
15 FRIENDLY NONADVERSARIAL MANNER, AND THAT'S THE WAY THE
16 PROGRAM IS STRUCTURED FROM THE BEGINNING. AND WE ONLY
17 BEGIN TO GET TOUGH AND HAVE THE COURT BATTLES WHEN IT'S
18 BECOME OBVIOUS THAT THEY WOULD RATHER FIGHT THAN CORRECT
19 THE PROBLEM.

20 THE CHAIR: LET ME JUST INQUIRE.

21 MISS DAVIS, WOULD YOU LIKE TO ADDRESS
22 MR. BOOKER WITH ANY QUESTIONS AT THIS MOMENT?

23 MS. DAVIS: YES. MR. BOOKER, AS PART OF YOUR
24 BACKGROUND ON THE CITY, COULD YOU TELL US THE POPULATION OF
25 THE CITY, THE CITY WORK FORCE AND THE ETHNIC BREAKDOWN OF

1 YOUR CITY WORK FORCE.

2 AND THEN I STILL HAVE A COUPLE OF OTHER
3 QUESTIONS.

4 MR. BOOKER: I DON'T HAVE THAT WITH ME. I DID
5 GIVE THAT TO MR. MONTEZ ON TWO OCCASIONS, AND I THINK YOU
6 DO HAVE IT IN YOUR MATERIAL. AND I DID A CURRENT BREAKDOWN
7 AND I DID A BREAKDOWN OF THE LAST YEAR'S HIRING, AND I
8 PROVIDED IT TO THE COMMITTEE PREVIOUSLY.

9 MS. DAVIS: THANK YOU. COULD YOU GIVE ME AN
10 IDEA OF WHAT THE AVERAGE VALUE OF HOUSING IS IN BELL
11 GARDENS. JUST A ROUND FIGURE.

12 MR. BOOKER: I THINK I CAN GIVE IT TO YOU EXACT
13 IF I CAN FIND MY PAPERS. I THINK I CAN TELL YOU PRETTY
14 CLOSE OFF THE TOP OF MY HEAD. THE AVERAGE MEDIAN HOME RUNS
15 APPROXIMATELY \$168,000, AND THE AVERAGE CONDOMINIUM RUNS
16 130,000. CONDOMINIUMS HAVE GONE UP APPROXIMATELY 20
17 PERCENT THIS YEAR ACCORDING TO THE STATISTICAL SURVEYS DONE
18 BY THE "L.A. TIMES," AND HOUSING HAS GONE UP 6 PERCENT THIS
19 YEAR ACCORDING TO THE SAME SURVEY.

20 MS. DAVIS: REGARDING YOUR CITY BUDGET, DO YOU
21 HAVE -- I ASSUME YOU MAKE UP THE BUDGET. SO IF YOU COULD
22 JUST GIVE IT OFF THE TOP OF YOUR HEAD, WHAT ARE THE
23 PERCENTAGES OF EXPENDITURES? IN OTHER WORDS, WHAT GOES TO
24 POLICE AND FIRE AND WHAT GOES TO MAKING THE INFRASTRUCTURAL
25 IMPROVEMENTS THAT ARE NEEDED? I DON'T KNOW WHAT OTHER

1 RESPONSIBILITIES. JUST IN GENERAL. JUST SO WE GET AN IDEA
2 OF HOW YOUR BUDGET IS SPENT.

3 MR. BOOKER: ESSENTIALLY -- I CAN'T QUOTE EVERY
4 ONE OF THEM -- BUT THE POLICE DEPARTMENT IS APPROXIMATELY
5 42 PERCENT OF THE TOTAL CITY AND GENERAL PLAN BUDGET.
6 ADMINISTRATION IS ABOUT 4 PERCENT. AND THEN I DON'T KNOW
7 ALL OF THE BREAKDOWNS IN BETWEEN. I'D BE HAPPY TO PROVIDE
8 YOU WITH A GRAPH CHART THAT SHOWS THOSE IF YOU SO DESIRE.

9 MS. DAVIS: THAT WOULD BE VERY HELPFUL.

10 WE HEARD DURING THE TESTIMONY HERE THAT
11 THE CITY OWNS A LOT OF PROPERTY. COULD YOU GIVE US AN
12 INDICATION AS TO HOW MANY PROPERTIES YOU MIGHT OWN AND WHAT
13 THE PURPOSE OF ACQUIRING THE LAND IS? IS IT GOING TO BE
14 FOR PUBLIC USE OR WHAT?

15 MR. BOOKER: CERTAINLY. IT SOUNDS VERY
16 SINISTER, BUT ACTUALLY IT'S ONE OF THE MECHANISMS THAT
17 WE'RE USING TO TRY TO IMPROVE SERVICES IN THE CITY OF BELL
18 GARDENS.

19 WE MADE THE DECISION EARLY ON TO TAKE
20 LEAD AS SOME OF THE OTHER REDEVELOPMENT AGENCIES ARE IN THE
21 STATE OF CALIFORNIA AND DO SOME OF OUR PROJECTS ON LEASED
22 LAND. WHAT YOU DO IS YOU ASSEMBLE YOUR PARCELS TOGETHER,
23 YOU BRING IN YOUR DEVELOPER AND YOU THEN LEASE THE PROPERTY
24 BACK OVER A LONG-TERM LEASE. THE CITIZENS THEN GET THE
25 BETTER SHOPPING OR THE BETTER FACILITY, WHATEVER THE CASE

1 MAY BE, AND THE CITIZENS GET THE REVENUE FOR ALL TIMES FROM
2 THE LEASE STREAM, WHICH THEN ALLOWS YOU TO INCREASE
3 SERVICES AND BETTER SERVE THE NEEDS.

4 I HAD THE STAFF JOT DOWN SOME QUICK
5 NUMBERS IN ANTICIPATION OF THIS QUESTION. WE LEASE THE
6 PARKING LOT SOUTH OF THE BICYCLE CLUB TO THEM FOR
7 APPROXIMATELY \$500,000 PER YEAR. THE PARKING LOT
8 ORIGINALLY WAS 47 PARCELS AND CONTAINS 417,250 SQUARE FEET.
9 THAT HAS NOW BEEN PACKAGED INTO A SINGLE PARCEL AND IS
10 LEASED BACK ON A LONG-TERM GROUND LEASE TO THE BICYCLE
11 CLUB.

12 THE MARKETPLACE PROJECT, WHICH WHEN YOU
13 CAME IN ON FLORENCE AVENUE OFF OF THE FREEWAY, THERE WAS
14 APPROXIMATELY 15 ACRES ON THE NORTH SIDE OF FLORENCE AVENUE
15 AND THE WEST SIDE OF EASTERN GOES UP THROUGH THERE. THIS
16 WAS ESSENTIALLY THE SAME KIND OF CONCEPT. WE PURCHASED
17 LONG-TERM GROUND LEASE TO HOPKINS DEVELOPMENT COMPANY.
18 THEY BUILT THE BUILDINGS. AND THEN WE WILL ENJOY THE
19 FRUITS OF MANY YEARS OF INCOME FOR THE CITIZENS. THAT WAS
20 55 PARCELS 675,822 SQUARE FEET.

21 NOW, SOME OF THE OTHER ONES THAT WE HAVE
22 THAT HAVE BEEN PACKAGED UP -- WE'RE ATTEMPTING TO NOW
23 ADDRESS THE HOUSING NEEDS OF THE CITY IN AN AGGRESSIVE
24 MANNER. ONE OF THE FIRST PROJECTS IS WHAT WE CALL LOVELAND
25 AND SPEC HOUSING. THIS ORIGINALLY WAS EIGHT PARCELS. IT'S

1 BEEN PACKAGED UP -- AND I THINK WHAT MANY TIMES IS
2 MISUNDERSTOOD BY THE PEOPLE WHO HAVE CRITICIZED US, IS THAT
3 YOU CAN TAKE IN EIGHT PARCELS AND WITH ONE DEED, ALL EIGHT
4 PARCELS GO OUT.

5 BECAUSE WHEN YOU BRING THEM IN,
6 CONSOLIDATE THEM AND DO A PARCEL MAP, THAT BRINGS ALL OF
7 THESE INTO ONE PARCEL; AND THEN WHEN THEY GO OUT, IT'S JUST
8 ONE TRANSFER. BUT ALL EIGHT OF THEM HAVE GONE BACK OUT,
9 WHICH IS THE CASE WITH THE LOVELAND HOUSING JUST WITHIN THE
10 LAST TWO TO THREE WEEKS, WHEN WE REACHED -- THE DDA
11 CONCLUDED -- THE DDA WITH THE DEVELOPER -- AND DEEDED THAT
12 TO HIM TO START THE CONSTRUCTION OF THE HOMES WITH A CAP ON
13 THE PRICE THAT WE HAD ESTABLISHED.

14 ACROSS THE STREET FROM THE BICYCLE CLUB
15 IS A HOTEL AND RESTAURANT, WHICH I DON'T KNOW IF YOU'VE
16 OBSERVED. THIS ESSENTIALLY WAS 28 PARCELS ORIGINALLY. WE
17 DID THE SAME THING. WE FOUND A DEVELOPER. WE LEASED THE
18 GROUND TO HIM ON A LONG-TERM GROUND LEASE. THEY BUILT THE
19 FACILITY. I DON'T REMEMBER THE EXACT REVENUE STREAM FROM
20 THAT.

21 ESSENTIALLY ALL OF OUR COMBINED REVENUE
22 AT THIS POINT IS APPROXIMATELY A MILLION THREE IN LEASED
23 REVENUE OFF THESE PIECES.

24 AND THEN ONE THAT HAS BEEN MENTIONED I
25 BELIEVE IN THE PREVIOUS TESTIMONY IS PRIORY HOUSING, WHICH

1 IS ON PRIORY AND CLARA. THIS WAS 26 PARCELS. THIS ONE IS
2 BEING PACKAGED UP, AND THIS IS GOING TO BE 84 TOWN HOMES
3 THAT WILL ADDRESS OUR LOW TO MODERATE INCOME PEOPLE.

4 NOW, OUTSIDE OF THE REDEVELOPMENT AGENCY
5 AREA, CONTRARY TO WHAT MAY HAVE BEEN STATED, WE HAVE
6 APPROXIMATELY FIVE PARCELS. THESE WERE FIVE PARCELS THAT
7 WERE OFFERED TO THE CITY ON A VOLUNTARY ACQUISITION. SOME
8 HAD SUBSTANDARD HOUSING THAT WE JUST TORE OFF AND LEFT, AND
9 THEY WILL BE FUTURE HOUSING SITES TO MEET SOME OF OUR LOW
10 AND MODERATE INCOME NEEDS IN THE COMMUNITY.

11 MS. DAVIS: DO I UNDERSTAND YOU CORRECTLY THAT
12 MOST OF -- ALL OF THIS LAND EXCEPT FOR FIVE PARCELS BELONGS
13 TO THE COMMUNITY REDEVELOPMENT AGENCY AND THE CITY IS ONLY
14 INVOLVED IN FIVE PARCELS?

15 MR. BOOKER: THAT'S CORRECT.

16 MS. DAVIS: THE MONEY THAT THE REDEVELOPMENT
17 AGENCY GETS DOES NOT GO INTO THE GENERAL FUND.

18 MR. BOOKER: NO. BUT ACTUALLY WHAT'S HAPPENED --
19 WE'RE NOT REDEVELOPMENT, AS YOU SOMETIMES THINK OF
20 REDEVELOPMENT IN THE CITY OF INDUSTRY OR THE CITY OF
21 COMMERCE. OUR REDEVELOPMENT AGENCY HAS NO MONEY.

22 MS. DAVIS: DOESN'T GET TAX?

23 MR. BOOKER: IT GETS TAXES FROM INCOME, BUT THE
24 GENERATION -- WHEN YOU TAKE PARCELS AND TAKE IMPROVEMENTS
25 OFF AND THEN YOU PUT IMPROVEMENTS BACK ON, SOMETIMES IT'S

1 NOT MUCH MORE THAN JUST A SELF-BALANCING THING, WHERE WE'RE
2 TRYING TO ADDRESS THE NEEDS OF THE CITIZENS. SO WE, OVER
3 THE LAST FIVE TO SIX YEARS, HAVE ACTUALLY LOANED THE
4 REDEVELOPMENT AGENCY AREA \$28 MILLION. SO WE'RE DOING IT
5 BACKWARDS.

6 MS. DAVIS: I'M HAVING DIFFICULTY UNDERSTANDING --
7 MAYBE YOU CAN SUBMIT THIS FOR THE RECORD WHEN YOU SUBMIT
8 THE OTHER INFORMATION -- HOW THE CITIZENS ARE BENEFITING IF
9 THE MONEY IS GOING TO THIS PARTICULAR AGENCY, WHO THEN PUTS
10 IT BACK INTO THE PROJECTS THAT THEY'RE CONTINUING TO
11 DEVELOP.

12 WHAT I'M INTERESTED IN IS WHAT
13 PERCENTAGE OF THE MONEY THAT THEY GET FROM THESE PARCELS
14 THAT THE AGENCY OWNS, WHAT PERCENTAGE OF THEIR INCOME DOES
15 THAT REPRESENT, AND WHAT PERCENTAGE OF THE FIVE PARCELS IN
16 TERMS OF INCOME FOR THE CITY? BECAUSE --

17 MR. BOOKER: I'M NOT SURE I UNDERSTAND YOU.
18 COULD YOU GO THROUGH IT AGAIN.

19 MS. DAVIS: I'M TRYING TO DETERMINE, IN OTHER
20 WORDS, WHAT BENEFIT FOR THE CITIZENS OF BELL GARDENS. WHEN
21 THIS REDEVELOPMENT AGENCY, WHICH I KNOW IS A STATE CHARTER
22 AGENCY, IT IS NOT REALLY A CITY AGENCY; IT'S JUST THERE FOR
23 THE PURPOSE OF REHABILITATION WITHIN THE CITY.

24 SO SINCE THAT AGENCY IS NOT REALLY THE
25 CITY, I'M TRYING TO DETERMINE WHAT BENEFIT TO THE CITIZENS

1 OF BELL GARDENS FROM THE MONEY THAT THEY'RE MAKING FROM ALL
2 OF THESE PARCELS THAT YOU OBVIOUSLY HAVE ACQUIRED ONE WAY
3 OR THE OTHER. AND IF YOU CAN ANSWER IT NOW, FINE;
4 OTHERWISE, WE'D LIKE SOMETHING.

5 MR. WALLIN: PERHAPS I CAN ASSIST. I'M PETER
6 WALLIN, THE CITY ATTORNEY, WORKING OF THE CITY.

7 AS MR. BOOKER EXPLAINED, MUCH OF THE
8 REDEVELOPMENT AGENCY MONEY IS OBTAINED BY BORROWING THROUGH
9 A REVOLVING FUND FROM THE CITY. IF THE CITY ADVANCES 10
10 MILLION TO THE REDEVELOPMENT AGENCY, THE REDEVELOPMENT
11 AGENCY THEN GOES SPENDS THAT MONEY TO ASSEMBLE LAND, THAT
12 IS THEN GROUND LEASED. THE NEXT STEP IN THE PROCESS IS THE
13 LAND IS THEN CONVEYED TO THE CITY IN FORGIVENESS OF A DEBT
14 EQUAL TO THE FAIR MARKET VALUE OF THE PROPERTY AS
15 DETERMINED BY AN APPRAISAL.

16 SO, FOR EXAMPLE, WHEN THE PARKING LOT
17 LEASE WAS COMPLETED, WE HAD AN APPRAISER APPRAISE THAT. WE
18 THEN TRANSFERRED THE LAND TO THE CITY AND FORGAVE THE
19 CITY'S DEBT. THUS THAT CREATES A STABLE SOURCE OF REVENUE
20 FOR THE CITY TO FUND CITY SERVICES. IT'S A MECHANISM BY
21 WHICH WE AVOID THE PROBLEMS CREATED BY LACK OF REVENUE FROM
22 PROPOSITION 13. I THINK THAT WHEN PROPOSITION 13 CAME INTO
23 BEING, CITIES HAD TO FIND WAYS TO CONTINUE TO FUND
24 SERVICES, AND IT'S THIS MECHANISM THAT WE HAVE USED TO
25 CREATE A STABLE SOURCE OF REVENUES FOR THE CITY. AND IT

1 GOES TO THE BENEFIT OF THE CITY.

2 MS. DAVIS: THE CITY LOANS \$10 MILLION TO THE
3 AGENCY. SO THE DEBT IS THE AGENCY'S, NOT THE CITY'S. IN
4 TRANSFERRING THE LAND BACK TO THE CITY, HOW ARE YOU
5 FORGIVING THE CITY'S DEBT? IT'S NOT THE CITY'S DEBT IN THE
6 FIRST PLACE.

7 MR. BOOKER: YES, IT IS. WE ADVANCE THE
8 REDEVELOPMENT AGENCY MONEY. THEN NOW THE REDEVELOPMENT
9 AGENCY OWES THE CITY MONEY; RIGHT?

10 MS. DAVIS: YES.

11 MR. BOOKER: THEY ASSEMBLE THE LAND. THE
12 REDEVELOPMENT AGENCY GIVES THAT LAND BACK TO THE CITY IN
13 REPAYMENT OF THE DEBT.

14 MS. DAVIS: OF THE DEBT OF THE AGENCY, NOT THE
15 CITY. HE SAID THE CITY. I WANT TO CLARIFY.

16 MR. BOOKER: IN RESPONSE TO YOUR QUESTION ABOUT
17 WHAT IS THE BENEFIT TO THE CITIZENS, THEY'RE NUMEROUS.
18 THAT ONE IS JUST ONE OF THEM. IN OTHER WORDS, IF YOU GET
19 GENERAL FUND INCREASE OF A MILLION THREE, OBVIOUSLY THAT'S
20 GOING TO PAY FOR A LOT OF POLICEMEN, A LOT OF PARKS AND
21 RECREATION PEOPLE.

22 THE OTHER AREA IS: RECENTLY THE COUNCIL
23 APPROVED 126 TOWN HOUSE-CONDOMINIUMS THAT WILL BE SOLD IN
24 BELL GARDENS FOR \$70,000. WE HAD TO PUT UP FROM OUR
25 HOUSING SET ASIDE FUND, THROUGH THE REDEVELOPMENT AGENCY, A

1 MILLION DOLLARS -- WE COOPERATED WITH THE CATHOLIC CHURCH;
2 CAL TRANS, THROUGH THE CENTURY FREEWAY REDEVELOPMENT
3 PROJECT -- AND IT'S REALLY IT'S A PROJECT THAT WILL BE
4 NEHEMIAH WEST'S FIRST PROJECT ON THE WEST COAST. GREAT
5 BENEFIT. WE'RE GOING TO PROVIDE 126 HOMES FOR PEOPLE THAT
6 DIDN'T HAVE A CHANCE OF GETTING INTO THEM.

7 THE OTHER ONE IS THE PRIORY PROJECT THAT
8 I MENTIONED TO YOU IN THE NUMBERS. THOSE WILL BE MARKET
9 RATE HOMES THAT WE'RE GOING TO SELL ON WHAT'S CALLED SHARED
10 APPRECIATION MORTGAGES, AND THEY WILL BE ABLE TO BUY A
11 PORTION OF THOSE TO BUILD THEIR NEST EGG FOR THE FUTURE.
12 SO FOR 70- OR \$80,000 OF A PURCHASE PRICE, THEY CAN GET IN
13 AND THEN THEY SHARE THE EQUITY OVER TIME AND BUILD THEIR
14 NEST EGG IN THEIR FUTURE IN A HOME.

15 SO WE'RE ADDRESSING THE DEFERRED NEED
16 FOR HOUSING THAT HAS BEEN SO APPARENT IN OUR STUDIES OF THE
17 CITY.

18 MS. DAVIS: IF YOU WOULD JUST SUBMIT THE TOTAL
19 AMOUNT OF MONEY THAT IS COMING IN FROM THE CITY AS A RESULT
20 OF ALL THAT LAND. NOT NOW, BUT --

21 MR. BOOKER: I CAN GIVE YOU A FULL COPY OF OUR
22 BROCHURE.

23 MS. DAVIS: OKAY. FINE.

24 JUST REAL QUICKLY, A RELATED QUESTION.
25 WE HEARD SOME OF THE TESTIMONY THAT MADE REFERENCE TO LOANS

1 THAT WERE AVAILABLE FOR MAKING THE IMPROVEMENTS OF THE
2 HOMES. COULD YOU TELL US WHAT THE SOURCE OF THAT MONEY FOR
3 THE LOANS ARE, THE PERCENT THAT YOU CHARGE INTEREST, AND --

4 MR. BOOKER: YES. THIS ALL COMES FROM FEDERAL
5 BLOCK FUNDS. WE HAVE SEVERAL LOAN PROGRAMS AVAILABLE. WE
6 HAVE ONE OF THE LARGEST LOAN PROGRAMS IN THE LOS ANGELES
7 COUNTY POOL. THERE ARE CERTAIN CITIES ABOVE 50,000 GO
8 DIRECT TO HUD, BUT WE WORK THROUGH THE COUNTY. WE HAVE
9 LOANS AVAILABLE AT 3 PERCENT. WE HAVE LOANS AVAILABLE AT 6
10 PERCENT. AND WE ALSO HAVE DIRECT OUTRIGHT GRANTS WHERE
11 THERE IS EXTREME HARDSHIP.

12 THE GRANT GENERALLY WORKS LIKE THIS: IF
13 YOU HAVE A SENIOR CITIZEN THAT REALLY COULDN'T PAY ANOTHER
14 DOLLAR MORE ON ANYTHING, THEY CAN TAKE IT AS A GRANT, AND
15 IT DOES NOT BECOME DUE UNTIL THEY PASS ON. SO WE HAVE A
16 VERY GOOD PROGRAM. WE ALSO WORK WITH THE COUNTY ON A LOAN
17 PROGRAM WHEREBY THE ACTUAL LANDLORDS CAN GET LOANS WHERE
18 THEY HAVE TENANTS THAT MEET THE LOWER INCOME SCALES, WHICH
19 IN BELL GARDENS IS QUITE COMMON.

20 MS. DAVIS: HOW DO YOU PUBLICIZE THAT PROGRAM?

21 MR. BOOKER: TO PUBLICIZE IT, WE'VE DONE MAILERS
22 TO EVERY RESIDENCE IN THE CITY OF BELL GARDENS. WE PUT OUT
23 A MONTHLY NEWSPAPER THAT GOES TO EVERY RESIDENT AND EVERY
24 BUSINESS CALLED "WHAT'S HAPPENING." WE'VE HAD SEVERAL
25 ARTICLES IN THE LAST COUPLE OF MONTHS THAT I CAN THINK OF

1 IN THAT AREA. WE CONSTANTLY ARE PUBLICIZING THAT, IN
2 ADDITION TO PASSOUTS ON THE COUNTER IN THE CITY HALL.

3 MS. DAVIS: MY LAST QUESTION -- AND I THANK MY
4 FELLOW BOARD MEMBERS FOR BEING PATIENT WITH ME.

5 WHO SITS ON THE REHAB APPEALS BOARD?

6 MR. BOOKER: THE REHAB APPEALS BOARD, LIKE ALL
7 OF OUR COMMISSIONS, IS APPOINTED, ONE COMMISSION MEMBER BY
8 EACH MEMBER OF THE CITY COUNCIL. SO THE PLANNING
9 COMMISSION, REHAB APPEALS, RECREATION COMMISSION -- EACH
10 COUNCIL MEMBER APPOINTS ONE PERSON, AND ALL OF THESE ARE
11 FIVE-MEMBER BOARDS.

12 MS. DAVIS: SO THESE ARE CITIZENS?

13 MR. BOOKER: SO THESE ARE CITIZENS OF THE
14 COMMUNITY, AND THEY'RE SET TO HEAR APPEALS AND THE PROBLEMS
15 AND ANY --

16 MS. DAVIS: ANY MINORITY MEMBERS?

17 MR. BOOKER: THE CHAIRMAN IS A MINORITY? I
18 GUESS TWO OR THREE. YEAH, THREE. I DON'T MEASURE IT THAT
19 WAY.

20 MR. COOPER: JUST A COUPLE OF QUICK ONES.

21 MR. BOOKER, I'M WONDERING WHAT KIND OF
22 FUNDING IS IN THE HOUSING ACTIVITY THAT WE'VE BEEN HEARING
23 ABOUT, IF THERE IS STATE FUNDING OR IF THERE IS FEDERAL
24 FUNDING IN THIS ACTIVITY? IS IT LOCAL FUNDS THAT WE'RE
25 TALKING ABOUT? IS IT A COMBINATION OF A LOT?

1 MR. BOOKER: IN THE NEHEMIAH PROJECT, THERE WILL
2 BE HUD FINANCING. THAT'S THE ONE WHERE WE'RE MAKING THE
3 MILLION DOLLAR CONTRIBUTION FROM OUR HOUSING SET-ASIDE
4 FUNDS. IN THE LIVE OAK-PRIORY, WE WERE JUST MEETING WITH
5 THE DEVELOPMENT FUND FROM SAN FRANCISCO, WHO'S PUTTING THIS
6 TOGETHER. IT'S PROBABLY -- THE ACTUAL END LOANS WILL GO
7 THROUGH FANNIE MAE. IS THAT -- I THINK -- THAT'S NOT
8 POSITIVE, BUT THAT'S WHAT WE WERE DISCUSSING THIS MORNING.
9 THE LAST PART OF IT. THE HOUSING, 84 TOWN HOMES ON PRIORY,
10 WILL PROBABLY GO THROUGH FANNIE MAE.

11 SO THAT WOULD BE FEDERAL. ALL THE
12 AFFORDABILITY GAP, AS THE CITY ATTORNEY POINTS, WILL BE
13 CITY FUNDS. ALL THE MONEY WHERE THEY CAN'T PAY THE WHOLE
14 PRICE, WE PUT UP THE DIFFERENCE FROM CITY FUNDS.

15 MR. COOPER: JUST A QUICK QUESTION ABOUT THE
16 "PLEASE" LETTER YOU WERE TALKING ABOUT. FOR THAT MATTER,
17 OTHER LETTERS DELIVERED TO OWNERS, IS THAT DELIVERED ANY
18 SPECIAL WAY? IS THAT BY REGISTERED MAIL? IS THERE A
19 RECEIPT RETURN FOR THAT? HOW DO THEY RECEIVE THAT?

20 MR. BOOKER: THE ORIGINAL "PLEASE" LETTER, AS I
21 RECALL IT, GOES OUT FIRST-CLASS MAIL.

22 MR. COOPER: JUST FIRST CLASS.

23 MR. BOOKER: WE DON'T GET INTO THE REGISTERED
24 RETURN RECEIPT UNTIL WE START GETTING INTO THE PART OF THE
25 PROGRAM WHERE WE HAVE TO NOTIFY THE LENDERS AND THOSE KINDS

1 OF THINGS AND NOTICES OF HEARINGS THAT THEN GO OUT RETURN
2 RECEIPT.

3 MR. COOPER: SO YOU CAN'T BE POSITIVE THAT ALL
4 THOSE LETTERS ARE RECEIVED BY THE PERSON THAT'S SUPPOSED TO
5 GET IT.

6 MR. BOOKER: WITH OUR MAIL SERVICE TODAY, SIR, I
7 COULD NOT SAY.

8 MR. COOPER: ALL RIGHT.

9 MR. MARTINET: MY NAME IS MARK MARTINET AND I'M
10 THE SUPERVISOR FOR THE REHAB INSPECTORS.

11 ONE OF THE PROBLEMS THAT WE HAVE IS THE
12 LAW REQUIRES THAT THE LETTERS BE MAILED TO THE ADDRESS OF
13 RECORD OF THE PROPERTY OWNER. AND IF THE PROPERTY OWNER
14 BUYS A PROPERTY, LET'S SAY AT 5500 CLARA STREET, AND THEN
15 AT SOME POINT MOVES TO A DIFFERENT ADDRESS, CHANGES THEIR
16 DOMICILE AND DOESN'T NOTIFY THE COUNTY RECORDER, THE COUNTY
17 RECORDER STILL BELIEVES AND THE ONLY INFORMATION WE HAVE IS
18 THAT IT'S THEIR CURRENT ADDRESS, WHEN, IN FACT, IT MAY NOT
19 BE.

20 AND WE DO THE BEST WE CAN. IF WE FIND
21 NOTIFICATION OF A CHANGE OF ADDRESS, WE THEN PUT THAT IN A
22 FILE -- WITHIN THE FILE SO THAT WE CAN DO THAT. BUT
23 FREQUENTLY PEOPLE MOVE AND THERE'S NO NOTIFICATION TO THE
24 COUNTY RECORDER, AND WE HAVE NO FORWARDING ADDRESS. AND
25 FREQUENTLY THE TENANTS DON'T KNOW, IN MANY CASES, WHERE THE

1 PROPERTY OWNER LIVES. THE PROPERTY OWNER SHOWS UP TO
2 COLLECT THE RENT, AND THAT'S ALL THEY KNOW.

3 MR. COOPER: I HAVE TIME FOR ONE QUICK OTHER.

4 OVER AND OVER AND OVER AGAIN IN THE
5 STATEMENTS THAT WE'VE HEARD SINCE EARLIER THIS MORNING --
6 AND I'M GREATLY CONCERNED ABOUT THIS -- WE'VE HAD
7 COMPLAINTS, SOME OF THEM MOST CONVINCING, ABOUT NOT ONLY
8 THE MANNER OF THE ENFORCEMENT, BUT THE Demeanor OF THE
9 ENFORCER WHEN IT COMES TO CODE ENFORCEMENT INSPECTION.

10 I'M WONDERING IF YOU HAD ANY RESPONSE TO
11 THAT IN THE SENSE THAT YOU'RE FEELING THAT THESE INSPECTORS
12 CLEARLY REFLECT THE POLICY OF THE CITY? AND, IF SO, WHAT
13 IS -- I MEAN, IS THERE A WRITTEN POLICY?

14 PERHAPS, MIKE, YOU'RE THE ONE TO ASK
15 ABOUT THIS, BUT WHOMEVER. IS THERE A POLICY THAT DOES
16 DETERMINE THE PARAMETERS, THE GUIDELINES BY WHICH YOUR CITY
17 INSPECTORS MUST OPERATE WHEN THEY'RE OUT THERE DEALING,
18 MAKING DECISIONS, CHOOSING -- I DON'T KNOW TO WHAT EXTENT
19 THEY HAVE LATITUDE AND AUTHORITY AS TO HOW AND WHEN AND WHO
20 AND WHAT HAVE YOU OR WHETHER THAT'S ALL ISSUED FROM YOUR
21 OFFICE.

22 BUT I THINK THAT -- I'M NOT THE ONLY ONE
23 CURIOUS ABOUT THAT PROCESS AND HOW IT HAS SO DEEPLY
24 AFFECTED SO MANY PEOPLE BY THEIR COMMENTS. COULD YOU SPEAK
25 TO THAT.

1 MR. BOOKER: I'LL BE HAPPY TO TELL YOU WHAT THE
2 POLICY IS FROM MY LEVEL. IT IS ONE OF COURTESY AND TRYING
3 TO WORK ALONG WITH IT. HOWEVER, GENERALLY SPEAKING, WHEN I
4 DO GET COMPLAINTS, IT SEEMS TO BE THOSE FROM FILES IN
5 EXCESS OF A YEAR AND A HALF OLD WHERE THE INSPECTOR HAS
6 BEGUN TO LOOSE A LITTLE PATIENCE AND HE'S NOT FEELING THAT
7 HE'S GETTING A COOPERATIVE ATTITUDE ON THE OTHER SIDE. AND
8 CODE ENFORCEMENT OFFICERS, LIKE POLICE OFFICERS, DO
9 GENERATE A LITTLE HIGHER LEVEL OF COMPLAINT BECAUSE THEY
10 DON'T NECESSARILY DEAL IN THE MORE PLEASANT THINGS IN THEIR
11 DAY-TO-DAY JOBS.

12 I WAS TALKING TO A LADY THIS MORNING WHO
13 SPOKE SO HIGHLY OF CARLOS, SO HIGHLY OF MEGAN, BUT WAS
14 UPSET AT ONE OF MY OTHER STAFF MEMBERS. SO THIS IS A
15 MOVING THING. I HAVE NOT HAD AN INORDINATE NUMBER OF
16 COMPLAINTS ON THE CODE ENFORCEMENT INSPECTORS OF WHAT YOU
17 WOULD EXPECT FOR THE DISTASTEFUL JOB THAT THEY HAVE TO
18 CARRY OUT.

19 MR. COOPER: WHAT WOULD YOU CALL INORDINATE?

20 MR. BOOKER: WELL, GENERALLY SPEAKING, IF I'M
21 GETTING STEADY COMPLAINTS FOR THREE OR FOUR A MONTH, THAT'S
22 TOO HIGH.

23 MR. COOPER: YOU DON'T GET MORE THAN THAT?

24 MR. BOOKER: NO. IF I'M GETTING ONE OR SO A
25 MONTH, I SAY THAT YOU'RE PROBABLY GOING TO OFFEND THAT MANY

1 PEOPLE WHEN YOU'RE TRYING TO FORCE THEM TO DO SOMETHING
2 THEY DON'T WANT TO DO.

3 MR. COOPER: WE'LL FOLLOW UP ON THAT.

4 MR. BOOKER: GOING BACK TO -- YOU ASKED ABOUT
5 THE HOME IMPROVEMENT. I JUST REMEMBERED I HAD BROUGHT SOME
6 FLIERS. HERE'S SOME THAT WE PUT OUT AT THE COUNTER, BOTH
7 IN ENGLISH AND IN SPANISH, THAT I MIGHT LEAVE WITH THE
8 COMMISSION. AND THAT'S THE ONE DEALING WITH THE SECTION 8
9 FLIER THAT WE PUT OUT AT THE COUNTER.

10 THE CHAIR: LADIES AND GENTLEMEN IN THE
11 AUDIENCE, THIS IS NOT AN AUDIENCE PARTICIPATION PROGRAM AT
12 THIS POINT, AND I WOULD ASK YOU TO BE COURTEOUS ENOUGH TO
13 LET THE SPEAKERS SPEAK WITHOUT GIVING US YOUR EXTRANEOUS
14 REMARKS. THEY HAVE BEEN COURTEOUS ENOUGH TO COME HERE AND
15 DELIVER THEIR INFORMATION TO US. WE HAVE GIVEN YOU THE
16 OPPORTUNITY OR SOME OF YOU THE OPPORTUNITY TO ADDRESS US
17 WITHOUT INTERRUPTION, AND WE WOULD LIKE TO GIVE THE SAME
18 COURTESY TO THESE GENTLEMEN. THANK YOU.

19 MR. BELTRAN: JUST A COUPLE OF QUESTIONS
20 REGARDING THE COMMENTS BY MR. COOPER.

21 I'D LIKE TO HAVE MR. BOOKER ADDRESS
22 HIMSELF TO THE QUESTION OF THE PROCESS OR PROCEDURES THAT
23 YOU FOLLOW IN THE EVENT THAT YOU DO RECEIVE A COMPLAINT
24 ABOUT THE CODE ENFORCEMENT OFFICERS. MY REASON FOR THE
25 INQUIRY IS THAT WE HEARD THIS MORNING A NUMBER OF WITNESSES

1 PROVIDE TESTIMONY ABOUT THEIR EXPERIENCES, SOME OF THEM
2 EXTREMELY AGGRAVATING, AT LEAST TO THE WITNESS.

3 I'M CURIOUS. WHAT DO YOU DO IN THE
4 EVENT THAT SOMEBODY LODGES A COMPLAINT AGAINST YOUR CODE
5 ENFORCEMENT OFFICERS?

6 MR. BOOKER: WHAT I'LL DO IS I'LL TELL YOU WHERE
7 I STARTED FROM. I CALLED THE DEPARTMENT HEAD IN -- AND I
8 HAVE THE DEPARTMENT HEAD WITH ME -- SO I'LL TELL YOU, I
9 WOULD LAY THE PROBLEM OUT FOR HIM AND TELL HIM OF THE
10 COMPLAINTS, FACTORS THAT I KNOW ABOUT IT, AND THEN ASK FOR
11 SOME SORT OF A REPORT BACK AS TO THE DISPOSITION.

12 I'LL LET MIKE, WHO HANDLES THOSE
13 REPORTS -- THOSE COMPLAINTS, GO ON FROM THERE AS TO HIS
14 PROCEDURES.

15 MR. MARTINET: PERIODICALLY I DO RECEIVE A
16 COMPLAINT, SOMETIMES FROM MR. BOOKER, OTHER TIMES FROM A
17 MEMBER OF THE PUBLIC THAT WILL CALL ME DIRECT, ALLEGING
18 HARASSMENT OR RUDENESS OR SOMETIMES MORE SERIOUS BUT MUCH
19 MORE VAGUE ALLEGATIONS. AND EACH ONE OF THOSE COMMENTS OR
20 ALLEGATIONS I TAKE WITH THE UTMOST SERIOUSNESS.

21 I EXPECT MY STAFF, NOT ONLY IN THE REHAB
22 DEPARTMENT AND BUILDING AND SAFETY AND OTHER AREAS THAT I
23 SUPERVISE, TO EXTEND TO THE PUBLIC THE UTMOST COURTESY AND
24 RESPECT AT ALL TIMES. I EXPECT THE PUBLIC TO TREAT MY
25 STAFF WITH THE UTMOST COURTESY AND RESPECT. THIS CANNOT

1 AND I'M SURE DOES NOT ALWAYS HAPPEN. BUT THAT IS MY POLICY
2 AND THOSE ARE MY INTENTIONS.

3 WHEN I GET A COMPLAINT, I PERSONALLY GO
4 OUT AND WILL MEET WITH THE PROPERTY OWNER TO GO OVER THEIR
5 PROPERTY OR TO LISTEN TO THEIR SIDE OF THE STORY. I WILL
6 THEN GET THE FILE AFTER I'VE HEARD THEIR STORY. I DON'T
7 LOOK AT THE FILE FIRST. I DON'T TALK TO THE INSPECTOR
8 FIRST. I GO OUT AND LISTEN TO WHAT THE PROPERTY OWNER HAS
9 TO SAY SO THAT I CAN GET THEIR SIDE FIRST. THEN I LOOK AT
10 THE FILE, AND THEN I TALK WITH THE INSPECTOR TO BEGIN TO
11 DEVELOP A SENSE OF WHAT IS ACTUALLY GOING ON.

12 NOW, AS YOU PEOPLE KNOW, I'M SURE,
13 EVERYBODY HAS THEIR SIDE OF THE STORY. AND I TRY THE BEST
14 I CAN, WITHOUT RIDING SHOTGUN WITH ALL MY INSPECTORS, WHICH
15 I COULDN'T DO BECAUSE THERE'S ONLY ONE OF ME AND THREE OF
16 THEM, TO KNOW EXACTLY AND PRECISELY WHAT'S GOING ON. AND I
17 HAVE TO PLACE A LEVEL OF TRUST IN THEM. I HAVE TO PLACE A
18 LEVEL OF TRUST IN MY APPRAISAL OF AN INDIVIDUAL.

19 AND I'VE GONE OUT WITH MY INSPECTORS ON
20 PROBABLY HUNDREDS OF INSPECTIONS IN THE THREE YEARS THAT
21 I'VE BEEN HERE, AND I FIND SITUATIONS GO BOTH WAYS. I WILL
22 SOMETIMES TELL THE INSPECTOR, "LOOK, WE'VE GOT AS MUCH AS
23 WE'RE GOING TO GET HERE. WE'VE GOT 90 PERCENT COMPLIANCE.
24 LET'S CLOSE THIS." I HAVE A LETTER HERE FROM SENATOR
25 TORRES THANKING ME FOR CLOSING A CASE JUST THE OTHER DAY

1 WHERE THIS WAS THE CASE.

2 I TRY TO KEEP MY INSPECTORS WATCHING THE
3 TREES. I WATCH THE FOREST. SOMETIMES THEY GET ZEALOUS;
4 THEY GET CAUGHT UP; THEY GET GOING HEAD TO HEAD WITH
5 PEOPLE. MANY OF THEM, I BELIEVE, PEOPLE THAT PROBABLY
6 SPOKE WITH YOU THIS MORNING. THE PEOPLE YOU DIDN'T HEAR
7 TESTIFY HERE ARE THE HUNDREDS OF PEOPLE WHOSE PROPERTY'S
8 BEEN ON REHAB THAT WE HAVEN'T HAD PROBLEMS WITH. AND THERE
9 HAVE BEEN HUNDREDS OF THEM.

10 SO THAT'S WHAT I DO WITH EVERY CASE.
11 THEN I REPORT BACK TO MR. BOOKER AND TELL HIM, "YES, THERE
12 WAS A PROBLEM; NO, THERE WASN'T A PROBLEM, AND HERE'S HOW
13 WE RESOLVED IT. WE CLOSED THE CASE.

14 "I TOLD THE INSPECTOR TO GET ON THEM AND
15 KEEP THEIR FEET TO THE FIRE BECAUSE THE CASE ISN'T GETTING
16 RESOLVED." IT'S BEEN OPEN FOR TWO YEARS AND SOMETIMES I
17 FOUND OUT THAT THEY'VE BEEN MORE LENIENT THAN THEY SHOULD
18 HAVE BEEN.

19 MR. BELTRAN: DO I UNDERSTAND YOU CORRECTLY THAT
20 IN EACH OF THE CASES IN WHICH A COMPLAINT WAS MADE YOU HAVE
21 A FILE IN THE MATTER OR SOME NOTES ON A PARTICULAR
22 COMPLAINT?

23 MR. MARTINET: NO. I DON'T NECESSARILY MAKE
24 NOTES ON COMPLAINTS. MOST OF THE TIME IT'S A MATTER OF "HE
25 SAID." "NO, HE SAID." IT'S THE WORDS OF TWO INDIVIDUALS.

1 AND WHERE I PROBABLY MAKE MY MOST TELLING ASSESSMENT IS
2 WHEN I GO OUT AND PERSONALLY INSPECT THE PROPERTY. IF I
3 FIND, IN FACT, THAT MOST OF THE SERIOUS PROBLEMS HAVE BEEN
4 RESOLVED, I TEND TO COME DOWN ON THE PROPERTY OWNER'S SIDE.
5 AND IF I FIND, IN FACT, THAT VERY LITTLE WORK HAS BEEN
6 DONE, BASED UPON THE INSPECTION OF THE FILE OR WHAT THE
7 PHOTOGRAPHS SHOW, I'LL TELL THE INSPECTOR TO KEEP ON IT
8 BECAUSE THE PROPERTY OWNER IS JUST TRYING TO WIGGLE AND GET
9 OUT OF HAVING TO DO ANY WORK.

10 MR. BELTRAN: BUT SOMETIMES YOU DO DOCUMENT
11 SPECIFIC COMPLAINTS?

12 MR. MARTINET: VERY RARELY. I WILL MAKE A FEW
13 CURSORY NOTES. I DON'T GENERALLY KEEP THEM. AND AFTER
14 I'VE REFERRED BACK TO MR. BOOKER -- AND IF THERE ARE NOTES
15 THEY WOULD BE IN THE FILE THAT I WENT OUT AND I MADE AN
16 INSPECTION, I OBSERVED CERTAIN CONDITIONS EXISTED OR, IN
17 FACT, THAT BASED UPON MY OBSERVATION, I CLOSED THE CASE.

18 MR. BELTRAN: DO ANY OF THESE NOTES FIND THEIR
19 WAY TO THE PERSONNEL FILE OF YOUR INSPECTOR?

20 MR. MARTINET: NO.

21 MR. BELTRAN: DO YOU AT ANY TIME CONDUCT
22 ASSESSMENTS OR EVALUATIONS OF YOUR INSPECTORS?

23 MR. MARTINET: EVERY YEAR.

24 MR. BELTRAN: ARE THESE WRITTEN EVALUATIONS?

25 MR. MARTINET: THEY ARE.

1 MR. BELTRAN: THESE MAY BE FOUND IN THE
2 PERSONNEL FILE OF THE CODE ENFORCEMENT OFFICER?

3 MR. WALLIN: I OBJECT. THE PERSONNEL FILES ARE --

4 MR. BELTRAN: I'M ASKING THE GENTLEMAN WHETHER
5 HE PREPARES AN EVALUATION THAT FINDS ITS WAY -- I'M NOT
6 ASKING ABOUT THE CONTENTS, COUNSEL. I'M JUST ASKING
7 WHETHER HE PREPARES IT.

8 MR. MARTINET: THEY ARE PREPARED AT LEAST ON AN
9 ANNUAL BASIS OF EVERY INSPECTOR.

10 MR. BELTRAN: THOSE ASSESSMENTS THEN GO INTO THE
11 PERSONNEL FILE?

12 MR. MARTINET: THAT IS CORRECT.

13 MR. BELTRAN: LET ME BACK UP A MINUTE.

14 DO YOU SPEAK SPANISH, SIR?

15 MR. MARTINET: VERY LITTLE.

16 MR. BELTRAN: DO YOU HAVE OCCASION TO
17 COMMUNICATE WITH ANYBODY RAISING A COMPLAINT IN WHICH YOU
18 FIND THAT YOU CANNOT COMMUNICATE EFFECTIVELY?

19 MR. MARTINET: I DO. AND IN THAT CASE I ALWAYS
20 CALL ONE OF THE LADIES IN OUR OFFICE WHO ACTS AS AN
21 INTERPRETER.

22 MR. BELTRAN: ARE YOUR CODE ENFORCEMENT OFFICERS
23 BILINGUAL?

24 MR. MARTINET: TWO OF THE THREE INSPECTORS ARE
25 BILINGUAL. AND BOTH OUR CERTIFIED BUILDING INSPECTORS ARE

1 BILINGUAL.

2 MR. BELTRAN: WHAT KIND OF TRAINING DO YOU
3 PROVIDE YOUR CODE ENFORCEMENT INSPECTORS?

4 MR. MARTINET: WELL, FOR INSTANCE, TOMORROW AND
5 FRIDAY WE'RE GOING TO BE GOING TO AN ALL-DAY INSPECTION
6 SEMINAR CONDUCTED UNDER THE AUSPICES OF THE INTERNATIONAL
7 CONFERENCE OF BUILDING OFFICIALS. THIS WILL DEAL WITH
8 FRAMES, WOOD FRAME INSPECTION.

9 WE HAVE SENT INSPECTORS TO SACRAMENTO;
10 WE'VE SENT THEM TO MADISON, WISCONSIN; TO NATIONALLY KNOWN
11 TRAINING CONFERENCES. WE'RE MEMBERS OF THE SOUTHERN
12 CALIFORNIA ASSOCIATION OF CODE ENFORCEMENT OFFICIALS. WE
13 ALSO DO AD HOC TRAINING. I GO OUT WITH THE INSPECTORS ON
14 FREQUENT OCCASIONS TO REVIEW THEIR WORK IN THE FIELD WITH
15 THEM. AND TRAINING IS A CONSTANT THING WITH THE
16 INSPECTORS. AND I REVIEW THEIR FILES, AS WELL AS OUR
17 SECRETARIAL STAFF. THEY'RE UNDER CONSTANT SCRUTINY.

18 MR. BELTRAN: CAN YOU GIVE ME THE APPROXIMATE
19 DATE OF THE LAST TIME YOU HIRED A CODE ENFORCEMENT
20 INSPECTOR?

21 MR. MARTINET: JUNE OF 1989.

22 MR. BELTRAN: WHAT QUALIFICATIONS DID YOU
23 ADVERTISE FOR THAT POSITION?

24 MR. MARTINET: WE DID NOT ADVERTISE ANY
25 QUALIFICATIONS. BECAUSE THE SITUATION IS WE DON'T WANT TO

1 GET INTO A PREJUDICIAL HIRING SITUATION WHERE WE EXCLUDE
2 SOMEONE ON THE BASIS OF QUALIFICATIONS THAT DON'T
3 NECESSARILY HAVE TO DO WITH THE JOB.

4 MR. BELTRAN: BUT THAT IMPLIES THAT YOU KNOW
5 THERE ARE SOME QUALIFICATIONS FOR THE JOB, AND THAT'S WHAT
6 I'M TRYING TO ESTABLISH.

7 MR. MARTINET: THE IDEAL CANDIDATE WOULD EITHER
8 BE A LICENSED BUILDING INSPECTOR OR SOME TYPE OF A LICENSED
9 ENGINEER THAT HAD 10 OR 15 YEARS' FIELD EXPERIENCE. THAT
10 WOULD BE THE IDEAL CANDIDATE.

11 MR. BELTRAN: I'M NOT ASKING FOR THE IDEAL. I'M
12 ASKING FOR WHAT YOU SOLICIT FROM THE PUBLIC OR FROM THE
13 PROSPECTIVE APPLICANTS IN TERMS OF WHAT THEIR SKILLS OR
14 WHAT THEIR QUALIFICATIONS SHOULD BE TO APPLY FOR THE
15 SPECIFIC POSITION YOU WERE TRYING TO FILL.

16 MR. MARTINET: WELL, IN 1989 WE HAD A SLIGHTLY
17 DIFFERENT STANDARD THAN WE WOULD HAVE TODAY. AS YOU'RE
18 PROBABLY WELL AWARE, THERE'S GREAT UNEMPLOYMENT AND I COULD
19 PROBABLY GET A LICENSED BUILDING INSPECTOR IF I HAD TO
20 RECRUIT TODAY. BUT TWO YEARS AGO I COULDN'T DO THAT. OUT
21 OF A POOL OF I RECALL 80 OR 100 INDIVIDUALS THAT APPLIED,
22 NO ONE HAD ANY PREVIOUS CONSTRUCTION EXPERIENCE. NO ONE
23 WAS A CERTIFIED BUILDING INSPECTOR. AND THIS WAS AN AD
24 THAT WE BROADCAST THROUGHOUT THE GREATER LOS ANGELES BASIN.

25 MR. BELTRAN: DO I UNDERSTAND YOU CORRECTLY THAT

1 YOU DID NOT REQUIRE ANY -- NEVER MIND PRIOR EXPERIENCE --
2 BUT ANY QUALIFICATIONS OF THE PROSPECTIVE APPLICANTS?

3 MR. MARTINET: ABSOLUTELY WE DO.

4 MR. BELTRAN: MAYBE I MISUNDERSTOOD YOUR
5 STATEMENT.

6 WHEN YOU ADVERTISED FOR THE POSITION,
7 DID YOU REQUEST THAT THEY HAVE A COLLEGE DEGREE?

8 MR. MARTINET: NO, WE DID NOT.

9 MR. BELTRAN: DID YOU REQUEST ANY PRIOR
10 EXPERIENCE IN THE CONSTRUCTION TRADE?

11 MR. MARTINET: WE INDICATED THAT PRIOR
12 CONSTRUCTION EXPERIENCE WOULD BE VERY BENEFICIAL.

13 MS. DAVIS: IS THIS FOR THE CODE ENFORCEMENT
14 OFFICER?

15 MR. BELTRAN: CORRECT.

16 MR. MARTINET: YOU HAVE TO UNDERSTAND ALSO THAT
17 SINCE THEN WE HAVE CHANGED THE REQUIREMENTS. SINCE WE
18 HIRED THE LAST INSPECTOR.

19 MR. BELTRAN: I'M CONCERNED ABOUT THE CURRENT
20 CROP OF INSPECTORS YOU HAVE, NOT WHAT THE NEXT ONE IS GOING
21 TO BE LIKE.

22 MR. MARTINET: I HIRED ANOTHER INSPECTOR WHO HAS
23 BEEN THERE EIGHT OR TEN YEARS BEFORE I CAME TO THE CITY.

24 MR. BOOKER: BOTH OF THE TWO OTHER INSPECTORS
25 WERE PROMOTED FROM WITHIN THE ORGANIZATION. CARLOS HAD

1 BEEN PREVIOUSLY IN PARKING ENFORCEMENT AND LOURDES HAD ALSO
2 BEEN IN PARKING ENFORCEMENT AND HAD BEEN MOVED UP. WE HAD
3 WATCHED THEIR JOB PERFORMANCE. THEY ARE INTELLIGENT
4 INDIVIDUALS WHO ARE BILINGUAL AND FIT THE NEEDS OF THE
5 COMMUNITY.

6 THERE IS NO CERTIFICATION PROCESS
7 PRESENTLY FOR REHABILITATION INSPECTORS. THE BUILDING
8 INSPECTORS HAVE THEIR OWN CERTIFICATION PROCESS. THERE ARE
9 VERY, VERY FEW SCHOOLS FOR CODE ENFORCEMENT AT THIS PRESENT
10 STATE OF THE ART, SO TO SPEAK. SO WE HAD TO SEND THEM ALL
11 AWAY TO WISCONSIN FOR THIS ONE-WEEK TRAINING BECAUSE IT'S
12 THE CLOSEST WE COULD FIND.

13 SO WE DO ONGOING TRAINING. THEY WORK
14 WITH THE BUILDING INSPECTORS, WHICH IS KIND OF ONE STEP UP;
15 THEY KNOW THE STRUCTURES A LITTLE BIT BETTER. THEY WORK
16 WITH THE ZONING -- THE PLANNING PEOPLE TO LEARN FROM THE
17 ASPECT OF THE ZONING PROBLEM SO THAT THEY CAN IDENTIFY WHEN
18 THEY'RE IN THE FIELD AND REFER IT ON.

19 SO UNFORTUNATELY THERE IS NO UNIVERSALLY
20 ACCEPTED CRITERIA AT THIS POINT IN TIME FOR CODE
21 ENFORCEMENT INSPECTORS, ALTHOUGH WE HAVE TALKED TO PACE
22 SCHOOLS ABOUT THE POSSIBILITY OF THEM PUTTING IN SOME SORT
23 OF A PROGRAM THAT WOULD END UP IN SOME SORT OF A
24 CERTIFICATION. IT'S AN AREA OF NEED.

25 MR. BELTRAN: I HAVE A COUPLE MORE QUESTIONS

1 REGARDING THE NOTICES OF SUBSTANDARD STATUS. IS THERE AN
2 OFFICE WITH THE CITY HALL RESPONSIBLE FOR PREPARING
3 WITHDRAWALS FOR THOSE NOTICES THAT HAVE BEEN RECORDED?

4 MR. BOOKER: YES. THAT WOULD BE IN MIKE'S
5 DEPARTMENT. THAT WOULD BE THE CONCLUSION ONCE THE FILE IS
6 CLOSED OUT. THEN IT WOULD GO TO ONE OF THE SECRETARIAL
7 STAFF FOR REMOVAL OF THE NOTICE OF SUBSTANDARD, AFTER THE
8 FINAL APPROVAL, WHATEVER THE DISPOSITION WAS, WHETHER IT
9 WAS VOLUNTARY. WHATEVER THE CASE MAY BE.

10 MR. MARTINET: I HAVE PREPARED FOR THE
11 COMMISSION IN THESE PACKETS, INFORMATION REGARDING THE
12 PAPERWORK TRAIL OR PAPER PROCESS THAT'S INVOLVED. IF YOU
13 WANT TO LOOK AT THOSE AND YOU REFER TO THE BACK OF THE
14 PACKET, YOU'LL FIND A SERIES OF LETTERS AND NOTIFICATIONS
15 THAT DEALS WITH THE TERMINATION OF A CASE.

16 IF YOU LOOK TO THE SECOND OF THE TWO
17 LEGAL PAGES, YOU'LL FIND A DOCUMENT THAT IS CALLED THE
18 TERMINATION OF DECLARATION OF SUBSTANDARD. THIS IS THE
19 DOCUMENT THAT IS FILED WITH THE LOS ANGELES COUNTY
20 RECORDER'S OFFICE WHEN A CASE IS COMPLETED.

21 IF YOU GO BACK FURTHER ON, ALMOST TO THE
22 BACK BUT NOT QUITE, YOU'LL FIND TWO DOCUMENTS. ONE IS A
23 LETTER THAT I SEND TO THE PROPERTY OWNER WITH THE COPY OF
24 THE DECLARATION -- TERMINATION OF SUBSTANDARD THANKING THEM
25 FOR THEIR ASSISTANCE AND COOPERATION AND ADVISING THEM THAT

1 THE CASE HAS BEEN CLOSED. AND IMMEDIATELY BEHIND THAT IS A
2 CUSTOMER SURVEY ADDRESSED TO THE PROPERTY OWNER ASKING THEM
3 FOR THEIR COMMENTS REGARDING HOW WE DID WITH THE PROCESS.

4 DID WE DO A GOOD JOB? DID WE DO A LOUSY
5 JOB? WAS THE CITY INSPECTOR POLITE AND COURTEOUS? DID THE
6 INSPECTOR CLEARLY EXPLAIN THE WORK? WERE YOU PROVIDED WITH
7 A COMPLETE LIST OF CORRECTIONS? WAS THE INSPECTOR ON TIME?
8 DID HE RETURN PHONE CALLS? AND DID THEY GIVE YOU
9 INFORMATION ABOUT THE HOUSING REHAB PROGRAM?

10 AND WE GET THESE BACK VERY RARELY, BUT
11 WE SEND THEM OUT WITH EVERY CASE CLOSED. AND WE'VE BEEN
12 DOING THIS SINCE THE BEGINNING OF THIS YEAR IN AN EFFORT TO
13 BETTER RESPOND AND BETTER SOLICIT COMMENTS FROM THE
14 PROPERTY OWNERS. BUT UNFORTUNATELY WE GET VERY FEW OF THEM
15 BACK. SOME OF THEM THEY'LL CIRCLE ALL POOR OR ALL GOOD.

16 MR. BELTRAN: LET ME FOCUS WITH THE DECLARATION
17 OF SUBSTANDARD PROPERTY AND THE TERMINATION OF THE SAME. I
18 NOTE HERE THAT THERE'S ONLY ROOM FOR THE LEGAL DESCRIPTION
19 AND SOME ADDITIONAL EXPLANATION FOR REPORTING PURPOSES.
20 BUT IS THIS DOCUMENT MAILED OR DELIVERED TO THE PROPERTY
21 OWNER, THE DECLARATION OF SUBSTANDARD PROPERTY?

22 MR. MARTINET: A COPY OF THIS IS SENT TO THE
23 PROPERTY OWNER AT THEIR CURRENT ADDRESS AS IN THE COUNTY
24 RECORDS.

25 MR. BELTRAN: IS THERE ANYTHING THAT ACCOMPANIES

1 THIS DECLARATION OF SUBSTANDARD PROPERTY THAT INDICATES OR
2 SHOWS THE PROPERTY OWNER WHEREIN THE VIOLATIONS LIE THAT
3 LED TO THE ISSUANCE OF THIS.

4 MR. MARTINET: IF YOU GO BACK A FEW PAGES, YOU
5 WILL FIND THE "PLEASE" LETTER, THE NOTICE OF PROPERTY
6 MAINTENANCE PROGRAM. YOU'LL FIND BEHIND THAT A WARNING
7 ADVISING THEM THAT IF THE PROPERTY REMAINS SUBSTANDARD FOR
8 MORE THAN SIX MONTHS, THERE MAY BE AN ACTION WITH THE STATE
9 FRANCHISE TAX BOARD. BEHIND THAT IS THE NOTICE OF
10 SUBSTANDARD PROPERTY.

11 AND WITH EACH ONE OF THESE DOCUMENTS
12 THAT'S MAILED OUT TO THEM, THERE IS A CURRENT LIST OF
13 DEFECTS WHICH THE INSPECTOR GENERATES, AND THE GUIDELINES
14 FOR THOSE LIST OF DEFECTS ARE UP AT THE FRONT. IT'S
15 PRINTED IN FAIRLY SMALL TYPE BECAUSE THERE'S A LOT OF STUFF
16 ON THE PAGE.

17 MR. BELTRAN: LET ME ASK MY QUESTION AGAIN.
18 WITH REGARD TO THIS SPECIFIC DOCUMENT, THE DECLARATION OF
19 SUBSTANDARD PROPERTY, IS THAT DOCUMENT WHEN IT'S MAILED TO
20 THE PROPERTY OWNER ACCOMPANIED BY ANOTHER DOCUMENT THAT
21 OUTLINES WHAT THE NONCONFORMING CONDITIONS OF THE PROPERTY
22 ARE?

23 MR. MARTINET: NONCONFORMING OR SUBSTANDARD?

24 MR. BELTRAN: SUBSTANDARD. THE SUBSTANDARD
25 CONDITIONS.

1 MR. MARTINET: THERE WOULD BE A LIST OF DEFECTS.

2 MR. BELTRAN: THAT GOES WITH EACH OF THE
3 DECLARATIONS THAT ARE MAILED OUT?

4 MR. MARTINET: EVERY TIME WE SEND A
5 COMMUNICATION TO THE PROPERTY OWNER, THERE SHOULD BE A LIST
6 OF DEFECTS WITH IT. I DO NOT PERSONALLY MAIL THEM. I
7 CANNOT SWEAR ON A STACK OF BIBLES THAT WE NEVER FAIL TO DO
8 THAT, BUT THAT IS THE PROCEDURE.

9 MR. BELTRAN: WELL, MY QUESTION IS NOT WHETHER
10 IT SHOULD BE. MY QUESTION IS WHEN YOU MAIL THE DECLARATION
11 OF SUBSTANDARD PROPERTY, IS THAT ACCOMPANIED BY A DOCUMENT
12 THAT TELLS THE PROPERTY OWNER WHAT THE SUBSTANDARD
13 CONDITIONS ARE?

14 MR. MARTINET: IT SHOULD BE. THAT IS THE
15 PROCEDURE.

16 THE CHAIR: EXCUSE ME A MOMENT. THE REPORTER
17 NEEDS TO CHANGE PAPER. THANK YOU.

18 (PAUSE IN THE PROCEEDINGS)

19 THE CHAIR: WE'RE BACK ON THE RECORD.

20 MR. BELTRAN: LET ME JUST FINISH UP.

21 WITH REGARD TO THE TERMINATION OF THE
22 DECLARATION OF SUBSTANDARD PROPERTY, WE HEARD TESTIMONY
23 THIS MORNING SAYING THAT AT LEAST THROUGH THE EFFORTS OF
24 ONE INDIVIDUAL, FEW, IF ANY, OF THESE TERMINATION NOTICES
25 HAD BEEN FOUND IN THE COUNTY RECORDER'S OFFICE.

1 MR. MARTINET: WELL, I CAN'T SPEAK TO BEFORE I
2 CAME IN AND TOOK OVER THE POSITION. AND --

3 MR. BELTRAN: HOW LONG AGO WAS THAT, SIR?

4 MR. MARTINET: IT WILL BE THREE YEARS IN
5 JANUARY.

6 WHAT HAPPENED BEFORE THEN I CAN'T TELL
7 YOU. WHAT I DID FIND IS THAT THERE WERE SOME ISOLATED
8 CASES WHERE IT APPEARED THAT THE TERMINATION MAY NOT HAVE
9 BEEN FILED. AND PART OF OUR RESPONSE TO THAT WAS TO
10 READDRESS THE ISSUE OF SENDING OUT THAT TERMINATION TO THE
11 PROPERTY OWNER, AS WELL AS TO THE RECORDER, AND AT THAT
12 TIME WE ADDED THAT THANK YOU LETTER AND THE CUSTOMER'S
13 RESPONSE SURVEY.

14 MR. BOOKER: CERTAINLY IF THEY HAVE PROVIDED YOU
15 WITH ANY SPECIFIC PIECES OF PROPERTY, WE WOULD BE HAPPY
16 TO -- I UNDERSTAND YOU HAVE WHAT, A TEN-DAY GRACE PERIOD TO
17 SUBMIT IT -- WE'D BE HAPPY TO RESPOND INDIVIDUALLY TO ANY
18 OF THOSE AP NUMBERS OR ADDRESSES THAT YOU MAY HAVE AND GET
19 THAT INTO THE RECORD FOR YOU. WE DON'T HAVE ANY PROBLEM
20 WITH THAT. WE'RE NOT AWARE OF ANY, AND IF WE HAVE
21 OVERLOOKED ANY, WE WANT TO GET THEM RELEASED.

22 MR. BELTRAN: I HAVE NO MORE QUESTIONS.

23 THE CHAIR: MR. MONTEZ.

24 MR. MONTEZ: MR. MARTINET, IN MY MEETINGS WITH
25 MR. BOOKER, HE PROMISED HIS COOPERATION IN OUR MONITORING

1 AND IN OUR INVESTIGATION. WE DISCUSSED THAT I NEEDED TO
2 TALK TO -- WE, THE STAFF, NEEDED TO TALK TO OTHER PEOPLE.
3 I THEN COMMUNICATED WITH ONE OF YOUR INSPECTORS BY
4 TELEPHONE, AND HE WOULD NOT TALK TO ME UNTIL HE GOT
5 CLEARANCE FROM YOU.

6 CAN WE HAVE -- WE INTEND TO CONTINUE
7 DOING MONITORING IN BELL GARDENS, AND I WOULD REALLY LIKE
8 TO TALK TO THE INSPECTORS AS PART OF OUR INVESTIGATION.

9 MR. MARTINET: ABSOLUTELY.

10 MR. MONTEZ: THANK YOU. I JUST WANTED TO GET
11 THAT ON THE RECORD.

12 MR. MARTINET: THE INSPECTOR DID NOT ASK ME. HE
13 TOLD ME THAT HE HAD BEEN CONTACTED BY SOMEONE AND HAD I
14 BEEN CONTACTED. I SAID NO. I SAID, "A GENTLEMAN WAS IN TO
15 SEE ME TODAY, BUT I'M NOT SURE WHAT HE WANTED."

16 MR. MONTEZ: THAT JUST LEAVES IT CLEAR FOR US TO
17 DO THE MONITORING AND INVESTIGATION. MR. BOOKER HAD STATED
18 TO ME THAT THE CITY WAS WILLING TO COOPERATE, AND I JUST
19 WONDERED WHY THAT INSPECTOR WOULD HAVE TOLD ME THAT.

20 BUT NOW THAT -- I'LL COME AND SEE YOU OR
21 OUR STAFF WILL COME AND SEE YOU, AND THEN WE CAN SET UP
22 ARRANGEMENTS. THANK YOU.

23 MR. BOOKER: LET ME CLARIFY THAT. IF IN ANY
24 CASE YOU DON'T GET A HUNDRED PERCENT COOPERATION, IF YOU
25 CAN'T DO ANYTHING GOOD WITH THE DEPARTMENT HEAD OR WHOEVER

1 IT MAY BE, COME TO ME AND YOU WILL GET COOPERATION.

2 MR. MONTEZ: I APPRECIATE THAT.

3 THE CHAIR: MR. BOOKER, YOU INDICATED A PLAN OF
4 ZONING BEGAN AROUND, I GUESS IN THE '40'S; IS THAT CORRECT?

5 MR. BOOKER: THAT'S CORRECT. THAT WAS WHEN THE
6 COUNTY FIRST STARTED THE ZONING OF THIS AREA.

7 THE CHAIR: THEN THE CITY STARTED THEIR OWN
8 ZONING PROGRAM ABOUT WHAT TIME?

9 MR. BOOKER: WHEN THEY INCORPORATED IN 1961, THE
10 FIRST MAJOR EFFORT TO TRY TO CLEAN UP SOME OF THE COUNTY'S
11 PROBLEMS TOOK PLACE IN 19-, I BELIEVE IT WAS '67. AND IT
12 STARTED IN '67 AND WAS FINALLY CONCLUDED IN ITS FINAL
13 FORMAT SOMETIME IN 1971. IT WAS KIND OF AN ELABORATE
14 PROCESS OF GOING FROM THE ZONING MAP, THE GENERAL PLAN AND
15 ZONING ORDINANCES. IT GOES THROUGH QUITE A TIME PERIOD.

16 SO THE FINAL ADOPTION OF THOSE MAJOR,
17 MAJOR REVISIONS WERE ABOUT '71, ALTHOUGH THEY STARTED IN
18 '67.

19 THE CHAIR: NOW, THE CURRENT ZONING PLAN, WHEN
20 DID THAT BEGIN, THAT THE CITY IS OPERATING?

21 MR. BOOKER: THE CURRENT ZONING PLAN -- THE
22 GENERAL PLAN WAS ADOPTED IN 1987; AND THEN THE ZONING MAP,
23 WHICH CREATED QUITE A FUROR IN THE CITY, WAS ACTUALLY
24 ADOPTED IN 1991.

25 THE CHAIR: NOW, THE --

1 MR. BOOKER: ZONING ORDINANCE AT THIS POINT HAS
2 NOT BEEN ADOPTED.

3 THE CHAIR: WHERE IS THE GENERAL PLAN LOCATED
4 WITHIN THE CITY HALL?

5 MR. BOOKER: IT'S IN THE PLANNING DEPARTMENT.

6 THE CHAIR: HAS IT ALWAYS BEEN THERE?

7 MR. BOOKER: THAT'S CORRECT.

8 THE CHAIR: WITH RESPECT TO THAT GENERAL PLAN,
9 HAS THAT -- HAVE YOU EVER HAD ANY REPORTS OF THAT BEING
10 DESTROYED OR MUTILATED IN ANY FASHION?

11 MR. BOOKER: NO. THE ONLY TIME THAT IT WOULD BE
12 OUT OF CITY HALL, IF IT WENT DOWN FOR SOME CORRECTION, LIKE
13 IF THERE WAS AN ERROR IN IT OR SOMETHING LIKE THAT. BUT I
14 DON'T KNOW OF ANY DAMAGE TO IT THAT I'M AWARE OF.

15 THE CHAIR: WE WERE TOLD THIS MORNING BY A
16 WITNESS WHO CAME TO TESTIFY THAT WHEN HE INQUIRED OF THE
17 PLANNING DIRECTOR OF THE OPPORTUNITY TO SEE THAT OR TO GET
18 A COPY OF IT, HE WAS TOLD THAT IT HAD BEEN PARTIALLY
19 DESTROYED, HAVING BEEN CHEWED UP BY A DOG.

20 DO YOU KNOW ANYTHING ABOUT THAT?

21 MR. BOOKER: THAT'S NEWS TO ME, SIR. NO. WE
22 DON'T HAVE ANY DOGS IN CITY HALL EITHER, I DON'T THINK.

23 THE CHAIR: I'LL LEAVE THAT ALONE.

24 WHEN YOU HAVE THESE TRANSFERENCES OF
25 PROPERTY FROM THE REDEVELOPMENT AGENCY BACK TO THE CITY, IS

1 THERE A PROCESS THAT YOU FOLLOW IN ORDER TO MAKE THAT TAKE
2 EFFECT?

3 MR. BOOKER: WE FOLLOW THE ADVICE OF THE CITY
4 ATTORNEY, AND I'M SURE HE'D BE HAPPY TO SPELL OUT ANY
5 PROCEDURES THAT WE DO. WE HAVE HEARING PROCESSES. AND
6 HE'D BE VERY HAPPY TO RESPOND TO IT.

7 THE CHAIR: IN PARTICULAR, I'M CONCERNED ABOUT
8 IT. IS THERE REQUIRED A NOTICE OF A PUBLIC HEARING FOR
9 THAT -- BEFORE A VOTE FROM THE CITY COUNCIL TAKES EFFECT --
10 OR CAN BE TAKEN, LET'S PUT IT THAT WAY -- IN ORDER TO
11 EFFECT A TRANSFER OF PROPERTY?

12 MR. WALLIN: MY INTERPRETATION OF THE LAW IS
13 THAT A NOTICE OF PUBLIC HEARING IS REQUIRED. A NOTICE OF
14 PUBLIC HEARING IS PUBLISHED IN THE NEWSPAPER, AND THE ITEM
15 IS LISTED ON THE AGENDA AS A PUBLIC HEARING ITEM.

16 THE PUBLIC HEARING IS THEN OPEN. IF
17 THERE'S ANYBODY WHO WISHES TO SPEAK ON THE MATTER, THEY DO.
18 WE HAVEN'T HAD ANYBODY SPEAK ON THOSE PARTICULAR TRANSFERS.
19 THEY HAVE BEEN UNCONTROVERSIAL.

20 THE CHAIR: I WOULD CERTAINLY TAKE ISSUE WITH
21 THAT, SIR. I WAS PRESENT A OF COUPLE MONTHS AGO AT A CITY
22 COUNCIL MEETING IN WHICH THE VOTE WAS TAKEN TO TRANSFER THE
23 PROPERTY ACROSS THE STREET FROM THE CARD CLUB AND THE
24 PROPERTY NORTH OF THE CARD CLUB. AND IF I'M NOT MISTAKEN,
25 THAT SUBJECT MATTER WAS BROUGHT UP, AND THE MAYOR STARTED

1 TO TAKE A VOTE. AND I BELIEVE IT WAS MR. BOOKER THAT
2 INTERRUPTED AND SAID "WE HAVE TO HAVE A PUBLIC HEARING ON
3 THAT."

4 MY FIRST QUESTION IS, NUMBER ONE, WAS
5 THERE NOTICE OF THAT PUBLIC HEARING -- AND BEFORE YOU
6 ANSWER THAT -- NUMBER TWO, MY OTHER QUESTION IS DIRECTED AT
7 THE PROCEDURE THAT WAS FOLLOWED AT THAT POINT. THE MAYOR
8 THEN OPENED THE PROCEEDINGS TO A PUBLIC HEARING. ONE LADY
9 GOT UP AND MADE A COUPLE OF COMMENTS LASTING MAYBE TWO
10 MINUTES. SHE CONCLUDED, TURNED AROUND; SOMEBODY ELSE GOT
11 UP TO GO UP AND ADDRESS THE COUNCIL, AND THE MAYOR CLOSED
12 THE PUBLIC HEARING. AND AFTER A LOT OF SHOUTING AND
13 GENERAL VOCAL UPSET, HE REOPENED THE PUBLIC HEARING FOR
14 TWO, MAYBE THREE MORE PEOPLE AND THEN CLOSED IT AGAIN IN
15 ORDER TO TAKE THE VOTE WHEN THERE WERE OTHER PEOPLE WHO
16 WANTED TO VOICE SOME OBJECTION.

17 NOW, I WOULD ASK THAT YOU FIRST DIRECT
18 YOUR ATTENTION TO THE FIRST QUESTION: WAS THERE ANY NOTICE
19 GIVEN ABOUT THAT PUBLIC HEARING; AND, SECONDLY, IT WOULD
20 SEEM THAT THAT PROCEDURE THAT I WITNESSED WAS CERTAINLY NOT
21 GIVING THE PUBLIC THEIR OPPORTUNITY TO VOICE DISSENT OR
22 OPPOSITION TO ANY TYPE OF TRANSFERENCE BEFORE A VOTE WAS
23 TAKEN BY THE CITY COUNCIL.

24 MR. WALLIN: THERE WAS NOTICE PUBLISHED IN THE
25 NEWSPAPER I BELIEVE TWO WEEKS PRIOR TO THE ACTUAL HOLDING

1 OF THE PUBLIC HEARING. THE AGENDA IS PLACED IN FRONT OF
2 THE CITY HALL FOR AT LEAST 72 HOURS PRIOR TO ANY COUNCIL
3 MEETING.

4 THE AGENDA SHOWS THE MATTER AS A PUBLIC
5 HEARING. THE AGENDA IS ALSO AVAILABLE TO ANYBODY IN
6 ATTENDANCE, AS IS A FULL AGENDA PACKET WITH STAFF REPORTS
7 EXPLAINING THE MATTER. AND THE POSTED AGENDA WHICH IS ON
8 CITY HALL FOR 72 HOURS ALSO INDICATES THAT YOU CAN GET ALL
9 OF THE DETAILED STAFF INFORMATION FROM THE CITY CLERK. THE
10 CITY CLERK DOES HAVE THAT AVAILABLE. IT'S ALL GOVERNED BY
11 BROWN.

12 THE CHAIR: I KNOW IT MAY BE GOVERNED BY BROWN.
13 I JUST WANT TO KNOW IF IT'S COMPLIED WITH. THAT'S MY
14 INQUIRY.

15 MR. WALLIN: WE ATTEMPT TO.

16 THE CHAIR: I WAS INFORMED AT THAT CITY COUNCIL
17 MEETING THAT A MEMBER OF THE CITY ATTORNEY'S STAFF -- AND I
18 BELIEVE IT WAS SOMEONE FROM YOUR OFFICE WAS PRESENT -- AND
19 MY QUESTION IS: IF IT WERE NOT -- I DON'T BELIEVE IT WAS
20 YOU, BUT DO YOU INSTRUCT YOUR COLLEAGUES THAT THE PROPER
21 HEARING IS SUPPOSED TO BE CONDUCTED FOR THESE PURPOSES AND
22 THAT EVERYBODY SHOULD HAVE AN OPPORTUNITY, OF COURSE WITHIN
23 BOUNDS, TO VOICE THEIR POSITION?

24 MR. WALLIN: IT'S NOT EVEN A MATTER OF MY
25 COLLEAGUES. THE COUNCIL IS AWARE OF IT. AND I'VE NEVER

1 KNOWN OF A SITUATION WHERE THE COUNCIL HAS NOT ALLOWED
2 DISCUSSION ON THE SUBJECT MATTER AT A PUBLIC HEARING. AND
3 I'VE BEEN SITTING UP THERE WITH THE COUNCIL FOR 15 YEARS.

4 THE CHAIR: MR. MARTINET, I'M CONCERNED, FIRST
5 OF ALL -- I MAY BE MISTAKEN, BUT MY INFORMATION IS THAT
6 THIS FELLOW CARLOS, AS HE'S BEEN REFERRED TO THROUGHOUT THE
7 DAY, IS A CODE ENFORCEMENT OFFICER; IS THAT CORRECT?

8 MR. MARTINET: YES, SIR.

9 THE CHAIR: MY UNDERSTANDING IS -- AND I THINK
10 IT ALSO WAS MENTIONED BY MR. BOOKER -- THAT HIS BACKGROUND
11 IS A PARKING ENFORCEMENT OFFICER FOR THE CITY, AND I ASSUME
12 THAT'S THE MALE EQUIVALENT TO A METER MAID.

13 I'M CONCERNED THAT A PERSON WITH THAT
14 KIND OF BACKGROUND, HOW HE'S QUALIFIED -- AND I REALIZE HE
15 MAY HAVE COME ON BEFORE YOU CAME TO CITY SERVICE HERE. I'M
16 JUST CURIOUS AS TO HOW A PERSON LIKE THAT CAN BE QUALIFIED
17 TO BECOME A BUILDING AND SAFETY INSPECTOR ENFORCING THE
18 BUILDING CODE, AND ALSO WHAT CHECKS AND BALANCES, IF YOU
19 WILL, ARE DONE BY YOU OR YOUR STAFF TO SEE THAT THESE
20 ENFORCEMENT OFFICERS ARE ACTUALLY PERFORMING THEIR JOB.

21 THE OTHER THING I'D LIKE YOU TO ADDRESS,
22 AND I THINK YOU CAN DO IT ALL IN ONE FELL SWOOP, IF YOU
23 WILL, IS: ARE THERE ANY GUIDELINES THAT ARE USED BY YOUR
24 DEPARTMENT THAT ARE SPECIFIC, AS OPPOSED TO, SAY, SOME JUST
25 ARBITRARY EVALUATION ON THE PART OF THE CODE ENFORCEMENT

1 OFFICER? FOR EXAMPLE, SOMEBODY MAY NOT LIKE THE COLOR RED
2 AND SOMEBODY PAINTS THEIR HOUSE RED AND THEY DON'T LIKE
3 THAT, OR RED TRIM OR WHATEVER. THAT WOULD CERTAINLY BE AN
4 ARBITRARY OPINION ON THE PART OF THE INDIVIDUAL.

5 AND I WOULD LIKE TO KNOW WHAT YOUR
6 THOUGHTS ARE AND WHAT YOUR -- WELL, NOT YOUR THOUGHTS
7 NECESSARILY, BUT HOW THE CITY -- WHAT THEY USE TO ENFORCE
8 OR TO DETERMINE WHAT CONSTITUTES A VIOLATION.

9 MR. MARTINET: LET ME REPEAT BACK AND SEE IF
10 I'VE GOT THE GIST OF YOUR QUESTIONS. YOU WANT TO KNOW
11 ABOUT THE SPECIFIC QUALIFICATIONS FOR AN INDIVIDUAL LIKE
12 CARLOS. YOU WANT TO KNOW WHAT KIND OF CHECKS AND BALANCES
13 THERE ARE PLACED ON STAFF, AND YOU WANT TO KNOW ABOUT THE
14 SUBJECTIVE -- THE PRESENCE OR ABSENCE OF SUBJECTIVE
15 CRITERIA IN THE PROCESS.

16 THE CHAIR: THAT'S CORRECT.

17 MR. MARTINET: CARLOS IS QUALIFIED THE SAME WAY
18 A JOURNEYMAN MACHINIST OR ANY OTHER INDIVIDUAL WOULD BECOME
19 QUALIFIED OVER A PERIOD OF YEARS. I CANNOT SPEAK TO HIS
20 QUALIFICATIONS PRIOR TO THE TIME THAT I GOT THERE.

21 I BELIEVE ONE OF THE REASONS THAT I WAS
22 HIRED INTO THIS POSITION WHERE A VACANCY EXISTED IS THAT I
23 DID HAVE 12 YEARS OF EXPERIENCE IN THE CONSTRUCTION
24 INDUSTRY; THAT I HAVE HELD A GENERAL CONTRACTOR'S LICENSE
25 FOR ABOUT 16 OR 17 YEARS AND HAD A GREAT DEAL OF EXPERIENCE

1 WORKING IN ALL TYPES OF CONSTRUCTION. AND I BELIEVE THAT
2 ONE OF THE REASONS I WAS HIRED IS TO FURTHER ENHANCE AND
3 PROFESSIONALIZE THE ENTIRE REHAB PROCESS.

4 IF YOU LOOK AT OLD FILES OF REHAB CASES,
5 SAY EVEN FROM A FEW YEARS AGO, YOU WILL FIND THAT THEY
6 CONSIST ALMOST ENTIRELY OF OUTSIDE PROBLEMS. JUNKED CARS,
7 HEAPS OF TRASH AND DEBRIS, BROKEN WINDOWS. ALL THINGS YOU
8 CAN SEE FROM THE EXTERIOR. AND, FRANKLY, A BLIND MAN WITH
9 OR WITHOUT A GUIDE DOG COULD HAVE OPENED AND CLOSED MOST OF
10 THESE CASES EFFECTIVELY BECAUSE THEY'RE JUST EYE SORES.
11 ANYBODY IN THIS ROOM THAT CAN EXERCISE COMMON JUDGMENT
12 COULD HAVE DONE THE JOB EFFECTIVELY.

13 WE HAVE MOVED INTO MORE TECHNICAL
14 ASPECTS OF INSPECTION IN TERMS OF THE PLUMBING, THE HEATING
15 AND THOSE THINGS. AND THAT REQUIRES WORK. AND THAT'S WHY
16 WE'VE GOT MORE TRAINING GOING IS BECAUSE WE'RE TRYING TO DO
17 A BETTER JOB. AND SO PART OF CARLOS' QUALIFICATIONS ARE
18 ON-THE-JOB TRAINING, AND THE SECOND PART OF HIS
19 QUALIFICATIONS ARE THE CONTINUING EDUCATION THAT HE GOES
20 THROUGH, THROUGH CITY-SPONSORED TRAINING EVENTS.

21 SECONDLY, THE CHECKS AND BALANCES.
22 SINCE THE FIRST OF THIS YEAR, I PERSONALLY HAVE INSPECTED
23 EVERY CASE THAT'S OPENED AND EVERY CASE THAT'S CLOSED.
24 WITHOUT EXCEPTION. SOMETIMES THEY'LL SIT ON MY DESK FOR
25 TWO OR THREE DAYS, BUT EVERY CASE THAT GETS OPENED OR

1 CLOSED, I INSPECT FIRST BEFORE IT'S OFFICIALLY OPENED OR
2 CLOSED.

3 PART OF THE REASON FOR THAT IS BECAUSE I
4 WANT TO INCREASE THE PROFESSIONAL COMPONENT OF THE
5 INSPECTORS' WORK. I GO OUT. I LOOK AT THE LIST OF DEFECTS
6 THAT THEY HAVE ON A NEW CASE, AND I SEE IF I SEE OTHER
7 THINGS THERE THAT SHOULD HAVE BEEN CALLED. AND I SEND THEM
8 BACK. I SAY, "LOOK. YOU MISSED SOME THINGS HERE. GO OUT
9 AND LOOK AT IT AGAIN. LOOK AT THIS; LOOK AT THIS; LOOK AT
10 THAT."

11 SAME THING WHEN A CASE IS CLOSED. I GO
12 OUT AND LOOK AND I SEE IF THEY HAVE GOTTEN THE SUBSTANCE OF
13 THE IMPORTANT ITEMS. NOW, IF THE PAINT'S A LITTLE CHIPPED
14 AND -- I'M NOT GOING TO WORRY ABOUT IT. BUT IF I GO AND
15 FIND AN ELECTRIC METER THAT HAS NO DEAD FRONT AND PRESENTS
16 AN ELECTROCUTION HAZARD, IF I FIND PLUMBING THAT'S
17 SUBSTANDARD OR WON'T DRAIN OR WON'T VENT, I SEND IT BACK TO
18 THE INSPECTORS AND TELL THEM "WHEN THEY GET THESE PROBLEMS
19 CORRECTED, THEN WE'LL TALK ABOUT CLOSING THE CASE."

20 SO THAT'S THE CHECKS AND BALANCES THAT
21 ARE IN PLACE. FURTHERMORE, I FREQUENTLY GIVE THEM CASES --
22 AND I'VE GONE OUT WITH BOTH INSPECTORS TO TRAIN THEM HOW TO
23 OPEN CASES. BECAUSE I, FRANKLY, FOUND SOME CASES THAT WE
24 SHOULDN'T HAVE BEEN OPENING. NOT BECAUSE THEY WEREN'T
25 DESERVING, BUT BECAUSE THEY WEREN'T THE WORST PROPERTIES IN

1 THE CITY. THAT'S THE CRITERIA THAT I USE. I WANT THE TEN
2 WORST CASES IN THE CITY OPENED UP, AND THEN WE'LL GO TO THE
3 NEXT TEN.

4 MR. BOOKER: JUST ONE POINT I WANTED TO MAKE.
5 IT SEEMS LIKE THERE MIGHT BE SOME MISUNDERSTANDING AS TO
6 THE DUTIES OF THE CODE ENFORCEMENT OFFICER.

7 THEY DO NOT WORK IN A VACUUM. WHEN THEY
8 GO OUT AND THEY RECOGNIZE DEFICIENCIES -- WHEN THEY GET
9 INTO THE AREA OF STRUCTURAL DEFICIENCIES, THEY NOTE THOSE,
10 BUT WHEN THE CORRECTION MEASURES ARE MADE, THAT IS
11 INSPECTED BY AN ICBO, CERTIFIED BUILDING INSPECTOR. SO
12 THEY GO ONLY TO A POINT, AND IT'S GENERALLY A POINT THAT
13 THEY'RE TAUGHT TO RECOGNIZE. AND A NORMALLY INTELLIGENT
14 PERSON CAN DO THIS WITH SOME DEGREE OF TRAINING.

15 BUT IN THE TECHNICALITIES OF THE
16 BUILDING, THAT'S ALL TAKEN CARE OF BY A DIFFERENT GROUP.
17 AND THAT'S A CONTRACT WITH WALLEN ENGINEERING COMPANY, AND
18 THEY DO THE ACTUAL INSPECTIONS OF ANYTHING THAT IS
19 STRUCTURALLY RELATED.

20 THE CHAIR: I HAVE ONE OTHER QUESTION RELATING
21 TO THAT PARTICULAR ASPECT.

22 WE HAD A GENTLEMAN TESTIFY HERE THIS
23 MORNING THAT HE HAD APPROVED A GARAGE -- PLANS FOR A GARAGE
24 THAT HE HAD CONSTRUCTED. AND THEN THIS MAN CARLOS COMES
25 OUT TO THE PROPERTY AND SAYS, "NO. YOU HAVE TO TEAR THIS

1 DOWN AND MAKE IT A CARPORT." AND THE MAN, I THOUGHT, WAS
2 RATHER CLEVER IN HIS OPERATION -- AND I USE THAT WORD FOR
3 LACK OF A BETTER ONE -- AND ENDED UP HAVING A MEETING DOWN
4 AT CITY HALL WITH THE PLANNING DIVISION HEAD, WHOEVER THAT
5 MAY BE, AND CONFRONTED BOTH THAT MAN AND CARLOS WITH THE
6 FACT THAT HE HAD A SIGNED-OFF PERMIT FOR THE GARAGE.

7 NOW, THAT MAKES ME WANT TO KNOW WHAT
8 INITIATES AN INSPECTION. IS IT JUST SOMETHING THAT'S
9 ARBITRARILY DONE BY THIS FELLOW CARLOS OR ANY OF THE OTHER
10 INSPECTORS BY DRIVING AROUND THE CITY AND LOOKING AND
11 SAYING, "WELL, THAT SHOULDN'T BE. THERE SHOULD BE
12 SOMETHING ELSE THERE" OR SOMETHING LIKE THAT?

13 CAN YOU ADDRESS THAT ISSUE?

14 MR. MARTINET: WHEN YOU SAY WHAT INITIATES AN
15 INSPECTION, I'M NOT QUITE SURE I FOLLOW YOU. BECAUSE IF
16 YOU REFER UP TO THE FRONT OF THE PACKET I GAVE YOU, THERE
17 IS A LIST OF WHEN THE INSPECTIONS ARE TO BE DONE, FOLLOWING
18 OUR PROCEDURES. ARE YOU TALKING ABOUT THAT OR THE FIRST
19 INSPECTION?

20 THE CHAIR: I'M TALKING ABOUT WHAT GETS THE
21 BUILDING CODE ENFORCEMENT OFFICER TO A PROPERTY --

22 MR. MARTINET: IN THE FIRST PLACE?

23 MR. BOOKER: FOR A FILE ORIGINATION.

24 THE CHAIR: EXACTLY.

25 MR. MARTINET: WE SOMETIMES GET COMPLAINTS FROM

1 CITIZENS, ANONYMOUS COMPLAINTS. WE GOT ONE TWO DAYS AGO.
2 SOMEBODY HAD TAKEN THREE HOUSES THAT WERE SEPARATE AND
3 FILLED IN BETWEEN UNITS 1 AND 2 AND 2 AND 3 AND CREATED TWO
4 MORE UNITS, AND NOW WE HAVE FIVE UNITS OUT THERE. WE GET
5 THEM FROM CITIZENS. WE GET A LOT OF THEM.

6 SOME OF THEM WE GET JUST BY DRIVING BY.
7 WHEN YOU NOTICE A CARPORT STANDING OVER ON ITS SIDE OR
8 BROKEN WINDOWS, DETERIORATED ROOFS, SOME OF THE THINGS
9 THAT -- YOU USUALLY SEE FROM THE STREET -- THAT WILL
10 INITIATE AN INSPECTION.

11 THE CHAIR: THE OTHER THING THAT -- AGAIN,
12 KEEPING WITH THAT SITUATION. WE'VE RECEIVED COMPLAINTS
13 THAT THERE ARE PEOPLE CONNECTED WITH THE CITY THAT OWN
14 PROPERTY THAT IS IN AS BAD OR WORSE CONDITION THAN SOME OF
15 THESE PEOPLE THAT ARE GOING THROUGH THIS PROCESS, AND
16 THEY'RE VERY UPSET BECAUSE THESE OTHER PROPERTIES ARE BEING
17 UNTOUCHED.

18 AND A GENTLEMAN SHOWED US SOME
19 PHOTOGRAPHS TODAY OF PROPERTY THAT WAS ABUTTING HIS
20 PROPERTY TO THE REAR. AND IT WAS JUST, IN MY ESTIMATION, A
21 FIRE HAZARD, OVERGROWN WITH WEEDS AND ALL KINDS OF
22 VEGETATION. AND IT CERTAINLY DIDN'T LOOK LIKE IT WAS
23 SUNFLOWERS OR ANYTHING LIKE THAT. IT LOOKED LIKE IT WAS
24 JUST WEEDS.

25 THAT I WOULD ASSUME, BASED ON HIS

1 TESTIMONY, WITH AN INSPECTOR BEING ON HIS PROPERTY AND AT
2 THE REAR COMMENTING ABOUT A SAGGING FENCE, WHICH HE CLAIMED
3 WAS NOT ON HIS PROPERTY, WAS THAT ABUTTING PROPERTY OWNER'S
4 FENCE, WHY IS THERE NOT SOMETHING DONE AT THAT POINT WHERE
5 YOU HAVE SUCH A GROSS SITUATION EXISTING AND PRESUMABLY A
6 GREAT FIRE HAZARD THAT COULD POSSIBLY START SOME
7 CONFLAGRATION THAT COULD TAKE UP HALF OF THE NEIGHBORHOOD?

8 MR. BOOKER: I DON'T KNOW WHAT ANGLE THE PICTURE
9 WAS IN THAT, BUT VERY FREQUENTLY THE VIEW FROM THE NEIGHBOR
10 TO THE OTHER NEIGHBOR MAY SHOW THAT, BUT THE ACTUAL CODE
11 ENFORCEMENT VEHICLE GOING DOWN THE STREET MAY NOT SHOW THE
12 SAME THING. HE MAY BE SITTING IN THE BACKYARD OR SOMETHING
13 AND MAYBE THE FRONT -- THE APPARENT PUBLIC VIEW OF THE
14 PROPERTY MIGHT BE VERY GOOD. SO I CAN'T RESPOND.

15 IT COULD BE THAT JUST HIS BACKYARD IS IN
16 A MESS, AND WE DON'T HAVE AN OPPORTUNITY TO SEE IT. AND WE
17 DON'T USE HELICOPTERS OR ANYTHING. AND WE DON'T LIKE -- WE
18 DO GET, HOWEVER, QUITE A FEW OF OUR COMPLAINTS FROM TENANTS
19 THAT RESIDE ON THE PROPERTY, WHERE THEY CALL AND COMPLAIN
20 THAT THE LANDLORD REFUSED TO DO ANYTHING ABOUT PLUMBING
21 REPAIRS, ELECTRICAL REPAIRS. AND THOSE REALLY TRIGGER US
22 VERY QUICKLY BECAUSE THOSE ARE HEALTH AND SAFETY ITEMS.

23 IF THE COMMISSION HAD SOME TIME, WE'D
24 LIKE TO REVIEW A FEW FILES WITH YOU. I REVIEWED THEM WITH
25 MR. MONTEZ, AND I TELL YOU THAT TALKING ABOUT CIVIL RIGHTS,

1 THEY CAN BE VERY ENLIGHTENING.

2 THE CHAIR: I UNDERSTAND, MR. BOOKER. BUT I'M
3 JUST SAYING THAT WE HAD ONE INCIDENT, AS I INDICATED TO
4 YOU, THAT THE GENTLEMAN TESTIFIED THIS MORNING THAT HE WAS
5 THE SUBJECT OF A -- OR HIS PROPERTY WAS THE SUBJECT OF
6 ENFORCEMENT ACTION. AND HE PRESENTED TO US PHOTOGRAPHS OF
7 THE REAR PROPERTY OWNER'S PROPERTY.

8 AND, AGAIN, IN ORDER TO BE IN A
9 SITUATION WHERE THE INSPECTOR COULD COMPLAIN AND CITE THE
10 MAN FOR THE REAR PROPERTY VIOLATION THAT HE CLAIMED WAS A
11 REAR PROPERTY VIOLATION; THAT IS, THE SAGGING FENCE OR
12 SOMETHING, IT SHOWED THE PROPERTY TO THE REAR -- AND YOU
13 HAVE THE PICTURES THERE IN FRONT OF YOU NOW, AND I THINK
14 THAT'S JUST ABSOLUTELY INCREDIBLE. AND NOTHING HAS BEEN
15 DONE.

16 AND THAT'S THE QUESTION I HAVE. IF
17 THEY'RE DONE ON A -- AS MR. MARTINET SAYS, SOMETIMES JUST
18 BY DRIVING BY WITHOUT A COMPLAINT, THEN WHY IS THAT
19 CONDITION ALLOWED TO EXIST?

20 MR. MARTINET: THE COUNTY FIRE DEPARTMENT IS THE
21 ONE RESPONSIBLE FOR MAINTAINING THE FIRE -- OR ELIMINATING
22 THE FIRE DANGER TYPE OF SITUATIONS. AND THOSE MATTERS ARE
23 REPORTED TO THE L.A. COUNTY FIRE DEPARTMENT. IT'S REALLY A
24 JURISDICTIONAL MATTER BECAUSE IT IS HIGH WEEDS AND IT DOES
25 CREATE A FIRE DAMAGE DANGER. IT'S REFERRED TO THE COUNTY.

1 AND WE DO NOT ABATE THOSE TYPES OF CONDITIONS THROUGH REHAB
2 PROCESS.

3 THE CHAIR: WELL, YOU HAVE PEOPLE COMPLAINING
4 HERE THAT THEY'RE BEING CITED BY CODE ENFORCEMENT OFFICERS
5 FOR NOT HAVING ENOUGH LAWN. I DON'T SEE THE -- YOU CAN
6 SAY, WELL, IF THE LAWN GROWS UP TOO HIGH, THEN THAT DOESN'T
7 AFFECT THE ENFORCEMENT OFFICER IN HIS JUDGMENT THAT THAT'S
8 A FIRE HAZARD, WHEREAS NOT ENOUGH LAWN CREATES SOME
9 ARBITRARY DEMAND ON HIS PART THAT SOMETHING SHOULD BE DONE?

10 MR. MARTINET: WE HAVE AND DO GIVE THE
11 INSPECTORS A CERTAIN AMOUNT OF DISCRETIONARY AUTHORITY, AND
12 ONE OF THE THINGS THAT THEY HAVE BEEN ADVISED TO DO,
13 PARTICULARLY SINCE WE'VE HAD THIS DROUGHT, IS TO MAKE MUCH
14 LESS OF AN ISSUE OF LANDSCAPING WHERE IT IS A MINOR
15 CONSIDERATION. I MEAN, IF WE'VE GOT A YARD THAT'S
16 LITERALLY TORN UP, THAT'S ONE THING. BUT WE TEND, AT THIS
17 TIME, TO PLACE MUCH LESS ENFORCEMENT EMPHASIS ON STRAIGHT
18 LANDSCAPING.

19 THE WEED SITUATION, WE DO CALL THE
20 COUNTY AND ENFORCE THEM. AND FROM TIME TO TIME ON A
21 PROPERTY WHERE IT'S OVERGROWN, WE WILL CALL THEM AND ADVISE
22 THEM AND HAVE THEM ABATE THE WEEDS AND THEN IT'S CHARGED
23 AGAINST THE PROPERTY, WHERE IT'S JUST A VACANT LOT OR
24 PRIMARILY A WEED CONDITION.

25 THE CHAIR: DON'T YOU THINK THAT THAT CONDITION

1 AS DEPICTED IN THOSE PHOTOGRAPHS IS A HAZARD TO THE REST OF
2 THE COMMUNITY?

3 MR. MARTINET: IT IS A HAZARD, BUT IT'S NOT A
4 HAZARD TO THE SAME DEGREE THAT LIVE ELECTRICAL LINES THAT
5 ARE BARE. I MEAN, IF I HAD MY CHOICE TO BE AROUND THIS OR
6 PLUMBING AND SEWAGE THAT DIDN'T WORK OR HAZARDOUS
7 ELECTRICAL LINES OR AN ABANDONED REFRIGERATOR -- WE DO HAVE
8 TO PRIORITIZE AS MR. BOOKER SAID. WE COULD PROBABLY HAVE
9 TWO OR THREE TIMES THE NUMBER OF INSPECTORS WORKING CASES,
10 VALID CASES, IN THE CITY. WE JUST HAVE TO PRIORITIZE.

11 THE CHAIR: MR. MARTINET, MY POINT IS THAT IN
12 ONE INSTANCE YOU HAVE A GENTLEMAN WHO'S GOT A PERMIT FOR A
13 GARAGE. HE CONSTRUCTS THE GARAGE. THIS GENTLEMAN CARLOS
14 DRIVES BY AND SEES THE GARAGE AND TELLS HIM THAT "YOU CAN'T
15 DO THAT." NO COMPLAINT ISSUED, APPARENTLY, BY ANYBODY.

16 I MEAN, IT'S DONE; IT'S SIGNED OFF; IT'S
17 ALL COMPLETED. HE MAKES THIS ARBITRARY EVALUATION THAT
18 THIS THING, WHICH HAS ALREADY BEEN APPROVED AND SIGNED OFF,
19 IS A VIOLATION. AND HE CHALLENGES THAT. AND THEN THIS
20 CONDITION HERE, WHICH COULD SERIOUSLY JEOPARDIZE THE WHOLE
21 NEIGHBORHOOD; IN FACT, POSSIBLY A GREAT PORTION OF THE CITY
22 IF THAT THING CAUGHT ON FIRE AND WENT THROUGH THE
23 NEIGHBORHOOD.

24 I MEAN, THE QUESTION I HAVE IN ASKING
25 HOW DOES THIS PROCESS OF FILING COMPLAINTS OR NOTICES TO

1 THE PEOPLE ABOUT THESE CONDITIONS BEGIN, AND YOU'VE
2 INDICATED THAT JUST BY DRIVING BY THEY CAN DO THAT. NOW,
3 WHAT PROMPTED THIS MAN CARLOS TO LOOK AT THIS GARAGE AND
4 SAY THAT THAT'S A VIOLATION? HE HAD NO BASIS WHATSOEVER
5 AND IT APPEARS TO ME TO BE A VERY ARBITRARY ACT ON HIS
6 PART. AND THAT MAY NOT BE THE ONLY ONE.

7 I'M JUST CONCERNED FROM THE CONDUCT OF
8 THAT PERSON ON THIS PARTICULAR PROPERTY THAT HE MADE THAT
9 ARBITRARY ASSESSMENT, AND THEN HE GOES TO THAT OTHER
10 PROPERTY THAT'S DEPICTED IN THOSE PHOTOGRAPHS, AND HE CAN
11 STAND RIGHT NEXT TO IT -- AND, APPARENTLY, THE CONDITION,
12 ACCORDING TO THE GENTLEMAN THAT TESTIFIED ABOUT THOSE
13 PHOTOGRAPHS, HAS EXISTED FOR SEVERAL MONTHS. AND I FIND
14 THAT TO BE A RATHER SERIOUS QUESTION WITH RESPECT TO THE
15 ENFORCEMENT OF CODES WITHIN THE CITY OF BELL GARDENS.

16 MR. BOOKER: MR. CARNEY, I'LL BE HAPPY TO
17 RESPOND TO THAT. VERY FREQUENTLY THE TRUE FACTS OF THE
18 SITUATION -- AND I HAVEN'T SEEN IT AND I DON'T PRESUME YOU
19 HAVE SEEN IT -- IS THAT MR. LEVARIOS DRIVES BY OR MEGAN
20 DRIVES BY OR LOURDES RODRIGUEZ DRIVES BY, AND THE GARAGE
21 DOOR HAPPENS TO BE UP, AND THERE'S STORAGE IN THERE. AND
22 ABOUT SIX FOOT BACK THERE'S A NICE NEW WALL CONSTRUCTION
23 WHERE THEY MOVED A NEW ROOM IN THE GARAGE.

24 THAT'S GENERALLY WHEN THEY WILL MAKE A
25 STOP. VERY FREQUENTLY WE FIND IN THE CITY THE GARAGE IS

1 FINAL. THEN THE NEW PARTITION WALL GOES IN, AND THEN THE
2 SECOND OR THIRD AND FORTH RESIDENCE IS OPENED UP. VERY
3 FREQUENTLY WE RUN ACROSS THIS. NOT KNOWING THE FACTS ANY
4 BETTER THAN YOU HAVE OUTLINED THEM TO ME, I CAN'T SAY FOR
5 SURE. BUT I KNOW OF NUMEROUS CASES WHERE THIS HAS
6 HAPPENED.

7 AGAIN, WHAT WE'RE TRYING TO STATE TO YOU
8 IN REFERENCE TO THE WEEDS, THIS IS NOT AN ACTIVITY HANDLED
9 BY A CODE ENFORCEMENT. THEY REFER IT TO THE COUNTY, WHICH
10 IS OUR PROCEDURES FOR WEED ABATEMENT, AND THEY DO THAT.
11 BUT IT'S NOT IN THE SAME BAILIWICK. THE COMMON DEFENSE
12 THAT WE ALWAYS FIND WHEN THE INSPECTOR GOES OUT, IS "LOOK
13 AT THAT GUY. HE'S WORSE THAN ME." AND AS I STATED BEFORE,
14 WE COULD EFFECTIVELY CARRY 3,000 CASES, BUT WE ONLY HAVE
15 STAFF FOR 250. SO SOME OF IT HAS TO BE A JUDGMENT CALL.

16 THE CHAIR: I UNDERSTAND THAT. BUT, AGAIN, I
17 JUST -- IN MY OWN MIND, I QUESTION A SITUATION THAT APPEARS
18 TO BE VERY DANGEROUS FROM THE STANDPOINT OF THE WEED
19 SITUATION AND APPEARS TO HAVE BEEN IGNORED. THAT'S THE
20 REASON I RAISED IT BECAUSE OF THE FACT THAT COMPLAINTS
21 INITIATE SOME OF THIS PROCESS AND THE DRIVE-BY ACTIVITY
22 INITIATES OTHERS. IT WAS RATHER INTERESTING TO ME THAT
23 THIS GENTLEMAN WOULD GO UP TO A PROPERTY OWNER WHO HAS A
24 GARAGE ALL SIGNED OFF AND WITHOUT ANY INVESTIGATION ON HIS
25 PART ACCUSE THE MAN OF VIOLATING THE CODE.

1 MR. BOOKER: THE ILLEGAL CONVERSION OF A GARAGE
2 IS THE MOST COMMON THAT I'VE SEEN, AND WE WILL STOP
3 IMMEDIATELY. THE FACT THAT THERE WAS NOT A FINAL OR THERE
4 WASN'T A FINAL, GENERALLY IT HAPPENS RIGHT AFTER THE FINAL
5 THAT THESE THINGS TAKE PLACE.

6 THEY ONLY KEEP ABOUT THREE- TO SIX-FOOT
7 OF STORAGE IN THE FRONT. SO YOU HAVE NO WAY OF KNOWING
8 THEY'RE CONVERTED UNTIL YOU DRIVE BY ONE DAY AND THE DOOR'S
9 UP AND YOU SEE THE PARTITION WALL.

10 THE CHAIR: I UNDERSTAND, SIR.

11 THE OTHER QUESTION I HAVE WITH RESPECT
12 TO THE NEW CONSTRUCTION PROJECTS THAT ARE PLANNED OR
13 UNDERWAY OR WHATEVER. HOW DO YOU OBTAIN THE CONTRACTOR OR
14 THE CONSTRUCTION COMPANY TO -- IS THAT BY BID OR BY
15 INDIVIDUALLY SELECTING A PARTICULAR COMPANY TO ENGAGE IN
16 THAT ACTIVITY?

17 MR. BOOKER: I GUESS YOU'D SAY ALL THREE OF THE
18 ABOVE. LET'S GO DOWN THROUGH THE PROJECTS AND I'LL EXPLAIN
19 EACH ONE.

20 THE CHAIR: YOU DON'T HAVE TO GO INTO DETAIL.

21 MR. BOOKER: I WON'T GO INTO DETAIL.

22 IN THE CASE OF THE NEHEMIAH WEST PROJECT
23 ON GAGE AVENUE, WHICH IS THE 126 UNITS AT \$70,000, THEY
24 CAME TO US WITH A PROPOSAL ON A SPECIFIC PIECE OF LAND.
25 AND IT FIT OUR PRIORITIES VERY CLOSELY, AND AFTER QUITE A

1 BIT OF DETAIL, WENT TO THE CITY COUNCIL FOR APPROVAL.

2 IN THE CASE OF THE 19 NEW FAMILY HOMES
3 PRESENTLY UNDER CONSTRUCTION, THAT WAS DONE THROUGH AN R&P
4 PROCESS WHERE WE INTERVIEWED -- I THINK IT WAS SEVEN WE
5 RECEIVED RESPONSES FROM. WE NARROWED THAT DOWN TO THREE.
6 WE INTERVIEWED EXTENSIVELY THE LAST THREE AND SELECTED ONE.

7 IN THE CASE OF THE CLARA STREET PRIORY
8 PROJECT WHICH WILL BE 8 UNITS, WE'RE GIVING SOME
9 CONSIDERATION TO SOME SORT OF A FLAT RATE PAYMENT TO A
10 CONTRACTOR TO BUILD THEM FOR US AND KEEP THE COSTS DOWN.
11 BECAUSE WE'RE TRYING TO KEEP THE PRICES DOWN. SO, AS I
12 SAY, ALL OF THE ABOVE.

13 THE CHAIR: MR. WALLIN, I DIRECT THE QUESTION TO
14 YOU.

15 THERE'S BEEN COMMENTS BY SOME OF THE
16 PEOPLE THAT TESTIFIED HERE TODAY THAT YOU AND/OR YOUR LAW
17 FIRM HAVE A FINANCIAL INTEREST IN SOME DEVELOPMENT
18 COMPANIES, AND MY QUESTION TO YOU IS: DOES THAT EXIST AND
19 IF IT DOES EXIST, ARE ANY OF THESE DEVELOPMENT COMPANIES
20 INVOLVED IN THE CONSTRUCTION OF ANY PROJECTS WITHIN THE
21 CITY OF BELL GARDENS?

22 MR. WALLIN: THERE IS NOBODY IN MY LAW FIRM THAT
23 HAS ANY INTEREST IN ANY DEVELOPMENT COMPANIES. WE ALL
24 FILED CONFLICT OF INTEREST STATEMENTS WITH THE CITY.
25 THEY'RE AVAILABLE FOR ANYBODY TO LOOK AT.

1 THE CHAIR: THANK YOU VERY MUCH, SIR. I HAVE NO
2 OTHER QUESTIONS.

3 DOES ANYONE HAVE ANY?

4 MS. DAVIS: ON THE PACKET OF INFORMATION THAT
5 YOU SUBMITTED TO THE COMMITTEE, DOES THIS PART COME FROM
6 THE BUILDING CODE?

7 MR. MARTINET: DIRECTLY.

8 MS. DAVIS: THERE IS A REFERENCE HERE TO THE
9 BUILDING REHABILITATION APPEALS BOARD. AND IT JUST SAYS
10 WHAT IT IS AND WHAT THEY DO. HOWEVER, IN ALL OF THE OTHER
11 MATERIALS THAT ARE HERE, PARTICULARLY IN YOUR LIST AND
12 PROCESS, THERE IS NO REFERENCE HERE FOR THE INDIVIDUAL THAT
13 IS ENGAGED IN THIS PROCESS AS TO WHAT -- AT WHAT POINT HE
14 CAN APPEAL. IT DOESN'T SAY ANYTHING ABOUT APPEALS AT ANY
15 POINT IN THE PROCESS OR WHERE TO GO. SO I DON'T KNOW HOW
16 YOU GO ABOUT, AS I SAID BEFORE, LETTING PEOPLE KNOW ABOUT
17 THIS APPEAL BOARD.

18 SECONDLY, THE LIST OF -- THE CHECKLIST
19 THAT YOU HAVE HERE, I FIND IT LACKING IN SPECIFICITY IN
20 TERMS OF -- LIKE IF I GOT THIS, YOU KNOW, I'D WANT TO
21 KNOW -- WELL, SOME OF THEM -- LIKE IT SAYS CLOTHESLINE IN
22 THE FRONT YARD. OKAY. BUT SOME OF THESE THINGS I WOULDN'T
23 EXACTLY KNOW -- THE EXTERIOR AND THE INTERIOR OF THE
24 PROPERTY IN TERMS OF WHAT ROOM OR WHAT PART OF THE -- IT
25 SAYS "LACK OF DEFECTIVE PLUMBING AND FIXTURES REQUIRED BY

1 THE CODE." IS THAT A BATHROOM, A KITCHEN, A WASHROOM OR
2 WHAT? SO I'D LIKE AN ANSWER ABOUT THE SPECIFICITY.

3 AND THE LAST ONE IS: HAVE YOU EVER
4 CONSIDERED, GIVEN THE NUMBER OF CASES THAT YOU HAVE AND
5 GIVEN THE HISPANIC OR OTHER NON-ENGLISH-SPEAKING
6 POPULATION, OF TRANSLATING ANY OF THIS INTO SPANISH;
7 ESPECIALLY, YOU KNOW, ALL THESE INSTRUCTIONS OF PROCEDURE
8 AND PROCESS. BECAUSE I THINK THAT THE PEOPLE THAT WE'VE
9 HEARD HERE THIS MORNING AND THROUGHOUT THE DAY HAD REALLY
10 NO KNOWLEDGE OF MANY OF THE TERMS OF YOUR PROCEDURE, AND I
11 THINK THAT THAT CERTAINLY ADDS A LOT TO THE PROBLEMS THAT
12 THEY'RE EXPERIENCING.

13 SO COULD YOU PLEASE ADDRESS THE
14 QUESTIONS.

15 MR. MARTINET: RELATIVE TO THE APPEALS BOARD,
16 CHAPTER 99 ALLOWS FOR APPEAL BY A PROPERTY OWNER. WHAT WE
17 DO INSTEAD -- AND CHAPTER 99 PLACES THE BURDEN UPON THE
18 PROPERTY OWNER TO APPEAL THEMSELVES. WHAT WE DO IS WE
19 SCHEDULE EVERY PROPERTY FOR AN AUTOMATIC APPEAL WHETHER
20 THEY REQUEST IT OR NOT, IF THE CONDITIONS ARE NOT
21 CORRECTED.

22 MS. DAVIS: IT DOESN'T SAY THAT ANYWHERE.

23 MR. BOOKER: THAT IS STATE CODE AND YOU CAN'T
24 CHANGE THAT.

25 MS. DAVIS: IN YOUR MATERIALS, YOU KNOW --

1 MR. MARTINET: IF YOU LOOK HERE IN THE STEPS UP
2 TO WHERE IT SAYS "REHABILITATION PROCESS."

3 MS. DAVIS: WHAT NUMBER IS THAT?

4 MR. MARTINET: GO TO NO. 13 AND 14 AND 15.
5 EVERY PROPERTY -- IF A PROPERTY IS NOT -- IF THE COMPLIANCE
6 IS NOT MET, USUALLY WITHIN ABOUT FOUR TO FIVE MONTHS,
7 SOMETIMES A LITTLE LONGER.

8 MS. DAVIS: I GUESS THIS DOESN'T REALLY INDICATE
9 THAT IT'S A HEARING SO THAT THE HOMEOWNER CAN APPEAL.

10 MR. BOOKER: THEN THAT'S SENT OUT IN THE NOTICE.
11 THE REASON WHY IT IS NOT SPECIFICALLY -- IF A "PLEASE"
12 LETTER GOES OUT --

13 THE REASON WHY IT ISN'T SPECIFIC AS TO
14 TIME -- BECAUSE IF WE SEND OUT THE "PLEASE" LETTER AND THE
15 INSPECTOR GOES BY AND THEY'RE MAKING GOOD PROGRESS -- HE
16 SAYS ABOUT 30 DAYS, IT MAY END UP 60 DAYS OR 90 DAYS AND
17 NEVER GOES ANY FARTHER THAN THE "PLEASE" LETTER. SO IF
18 THEY'RE SEEING MOVEMENT AND COOPERATION, THEN IT DOESN'T GO
19 ANY FARTHER. SO WE DON'T WANT TO PUT A DEFINITIVE "45 DAYS
20 AND WE'RE GOING TO PUSH YOU ON IN THE PROCESS FARTHER."
21 AND THAT'S WHY IT'S -- IN APPROXIMATELY 30 DAYS IF THERE'S
22 NO MOVEMENT, IS REALLY WHAT THAT MEANS.

23 MS. DAVIS: UNFORTUNATELY, THE TESTIMONY WE
24 HEARD TODAY WAS THAT THEY GOT THEIR NOTICE, THE LIST OF
25 THINGS THAT THEY HAD TO CORRECT. THEY WENT AHEAD AND MADE

1 THE CORRECTIONS. THEY COLLECTED THE EVIDENCE, YOU KNOW,
2 THE BILLS AND ALL THE OTHER KINDS OF THINGS, PICTURES IN
3 SOME CASES, AND WERE WAITING FOR THE INSPECTOR TO COME OUT
4 BECAUSE THEY DIDN'T KNOW WHETHER THEY SHOULD GO TO CITY
5 HALL OR WHAT. THE INSPECTOR DOESN'T SHOW UP AND THE NEXT
6 THING THEY KNOW THEY HAVE A NOTICE THAT SAYS "YOU SHOULD
7 COME TO A HEARING."

8 MANY OF THE PEOPLE END UP IN COURT AT
9 THAT POINT RATHER THAN -- I KNOW YOU'RE SHAKING YOUR HEAD,
10 BUT THIS IS WHAT WE'VE BEEN TOLD. THIS IS WHAT HAPPENED TO
11 THESE PEOPLE. SO WHAT I AM SAYING TO YOU IS YOU NEED TO
12 ENLARGE ON THE CLARIFICATION AS TO WHAT THE APPEAL BOARD IS
13 OR WHAT THE HEARINGS ARE, AND YOU CERTAINLY NEED TO
14 TRANSLATE THESE DOCUMENTS. IT'S AN INVESTMENT WHICH WOULD
15 BE WORTHWHILE FOR YOU BECAUSE THE PEOPLE PARTICULARLY HAVE
16 THE LANGUAGE PROBLEM. I THINK THE POPULATION -- I DON'T
17 KNOW WHAT IT IS HERE -- AND CERTAINLY YOUR HOMEOWNERS AND
18 EVEN YOUR RENTERS NEED TO HAVE THIS INFORMATION.

19 MR. MARTINET: WE ARE WORKING ON PROVIDING THE
20 LIST OF DEFECTS IN SPANISH. IT'S A PROJECT THAT I'VE GOT
21 GOING RIGHT NOW. WE'VE JUST REALLY STARTED IT MAYBE A
22 MONTH AGO LAYING OUT THE GROUND WORK, BUT IT'S A VERY
23 COMPREHENSIVE PROJECT.

24 THE SPECIFICITY YOU INQUIRED ABOUT. ON
25 THIS LIST AT THE VERY TOP IT SAYS "PROPERTY AREAS: YARD,

1 DRIVEWAYS, PATIO, ET CETERA AT" AND THERE'S A BLANK LINE
2 THERE. ON MANY OF THESE PROPERTIES WE HAVE MULTIPLE
3 DWELLING UNITS. AND THE INSTRUCTIONS TO STAFF -- AND I'VE
4 SEEN IT DONE MANY TIMES, AND I CAN'T TELL YOU THAT IT'S
5 DONE EVERY TIME, BUT I'VE SEEN IT DONE MANY TIMES -- IS
6 THAT IT SAYS 6524 3/4, AND HERE'S A LIST OF THE DEFECTS FOR
7 THAT SPECIFIC UNIT.

8 MS. DAVIS: IS THAT A NEW FORM THAT YOU'RE
9 USING?

10 MR. MARTINET: THIS FORM?

11 MS. DAVIS: YES.

12 MR. MARTINET: NO. THIS FORM HAS BEEN IN USE
13 FOR AT LEAST A YEAR AND A HALF, MAYBE TWO YEARS.

14 MS. DAVIS: BECAUSE THE FORMS THAT WE SAW DID
15 NOT LOOK LIKE THIS.

16 MR. MARTINET: SOME OF THE CASES THAT YOU'VE
17 HEARD PEOPLE SPEAK TO TODAY HAVE BEEN OPEN FOR THREE, FOUR
18 FIVE YEARS. WE HAVE DONE CHANGES AND IMPROVEMENTS. SOME
19 OF THE PEOPLE THAT SPOKE TO YOU TODAY, THEIR CASES ARE SO
20 OLD THAT THOSE IMPROVEMENTS DO NOT SHOW IN THEIR CASES.

21 MR. COOPER: I'D LIKE TO BUTTON DOWN A COUPLE OF
22 THINGS. REAL QUICK OBSERVATIONS.

23 YOU'LL MAKE FILES ON COMPLAINTS -- I
24 WON'T GO BACK AND GO OVER ALL THAT, EXCEPT TO SAY THAT -- I
25 CAN UNDERSTAND THAT NOT MAINTAINING A FILE ON A COMPLAINT

1 IF IT DOESN'T GOES PAST THE FIRST STAGE; THAT IS TO SAY,
2 INFORMATION OR CLARIFICATION OF A MISUNDERSTANDING CAN
3 CLEAR IT UP, FINE. IF IT GOES PAST THE FIRST STAGE -- AND
4 THIS IS AN OBSERVATION HERE -- IT WOULD SEEM WISE TO ME, TO
5 PROTECT BOTH THE CITY AND TO SERVE THE COMPLAINANT, THAT
6 SOME KIND OF FILE SHOULD BE MAINTAINED ON THAT. SUCH CASES
7 HAVE A WAY OF EXPLODING ON DOWN THE LINE.

8 THE TERM "DISCRETIONARY AUTHORITY" AS
9 USED TOWARD THOSE INSPECTORS, I WANTED TO COMMENT REAL
10 QUICK THAT GIVEN TO AT LEAST THAT ONE INSPECTOR, YOU MOST
11 LIKELY CONTRIBUTED TO SOME REAL UNNECESSARY -- LET'S SAY A
12 WORLD OF UNNECESSARY TROUBLE, AN ILL WILL ON THE PART OF
13 THE CITY.

14 IT JUST SEEMS LIKE -- AND I THINK
15 PROBABLY -- I'LL TAKE A RISK AND SAY EVERY PANEL MEMBER
16 HERE WOULD LIKELY AGREE WITH THAT ASSESSMENT BASED ON
17 TODAY'S HEARING. THE HOURS AND HOURS OF HEARINGS THAT CAME
18 BACK AND TOUCHED CONTINUALLY ON THAT PROBLEM, WHICH SEEMS
19 TO COME UNDER THAT HEADING, MIKE, OF "DISCRETIONARY
20 AUTHORITY."

21 I'M JUST WONDERING HOW BROAD THAT IS --
22 AND IF I CAN CONTINUE AND TACK ON TO WHAT I LET SLIP
23 EARLIER -- BECAUSE I ASKED YOU A QUESTION AND THEN I ASKED
24 ANOTHER, AND SOMEHOW OR OTHER WE DIDN'T GET A RESPONSE TO
25 THAT. I THINK IT'S MY FAULT.

1 I ASKED ABOUT GUIDELINES FOR YOUR
2 OFFICERS, YOUR INSPECTORS, YOUR CODE ENFORCEMENT
3 INSPECTORS, AND I DON'T BELIEVE I GOT A RESPONSE ON THAT.
4 I'M WONDERING, THERE MUST BE SOMETHING BEYOND THIS PACKET.
5 THERE MUST BE SOMETHING THAT'S USED, THAT'S GIVEN TO AN
6 INSPECTOR AS TO THIS IS HOW YOU CARRY OUT YOUR WORK, NOT
7 ONLY TECHNICALLY, BUT IN THE PEOPLE END OF IT.

8 I WOULD THINK THAT OUR OBSERVATION -- OR
9 MINE WOULD BE IS THAT THAT'S WHERE SOME HELP IS GENUINELY
10 NEEDED IN THE PUBLIC RELATIONS PART OF THAT JOB; AT LEAST
11 THERE. AND SO I'M WONDERING IF YOU COULD PROVIDE US WITH
12 WHATEVER THERE IS AS FAR AS A DOCUMENT IS CONCERNED THAT IS
13 PROVIDED TO THOSE INSPECTORS AT THE TIME THEY TAKE THE JOB
14 OR AT SOME POINT IN THEIR TRAINING OR WHAT HAVE YOU SO THAT
15 WE CAN SEE WHAT THEY USE TO DETERMINE WHAT THEIR GUIDELINES
16 AND PARAMETERS OUGHT TO BE.

17 THAT'S ALL I HAVE.

18 MR. BOOKER: YOU'RE OBJECTIONS AND STATEMENTS
19 ARE SO NOTED, AND WE'LL TAKE THEM UNDER ADVISEMENT AND SEE
20 IF WE CAN'T DO SOMETHING ABOUT IT.

21 MR. COOPER: THANK YOU.

22 THE CHAIR: GENTLEMEN, I WANT TO THANK YOU VERY
23 MUCH FOR YOUR PATIENCE AND FOR YOUR TIME, GIVING IT TO US
24 HERE TODAY. AND I ALSO APPRECIATE THE INDICATION OF YOUR
25 FUTURE COOPERATION THROUGH THE NEXT TEN DAYS. THANK YOU

1 VERY MUCH.

2 LADIES AND GENTLEMEN, WE HAVE NOT
3 CONCLUDED YET. WE DO HAVE A COUPLE OF OTHER PEOPLE THAT
4 ARE GOING TO SPEAK TO US. THE REPORTER HAS BEEN GOING FOR
5 A COUPLE OF HOURS HERE, AND WE DO WANT TO GIVE HER A BREAK
6 SO THAT SHE CAN CONCLUDE WITH US.

7 (RECESS TAKEN)

8 THE CHAIR: WITH YOUR INDULGENCE, THOSE PEOPLE
9 WHO ARE GOING TO PARTICIPATE WHO ARE ON THE AGENDA, I ASK
10 THAT YOU CONSIDER THE HOUR. WE DON'T WANT TO CURTAIL YOUR
11 REMARKS, BUT WE CERTAINLY WANT TO GIVE SOME SYMPATHY TO OUR
12 COURT REPORTER WHO HAS BEEN DILIGENTLY WORKING HERE, AND
13 ALSO THE LATENESS OF THE HOUR.

14 AND THOSE OF YOU WHO ARE GOING TO
15 PARTICIPATE IN THE OPEN FORUM, YOU'RE LIMITED TO FIVE
16 MINUTES. I ASK YOU TO THINK ABOUT WHAT YOU'RE GOING TO
17 SAY, PREPARE YOUR REMARKS MENTALLY IN YOUR MIND NOW; AND
18 WHEN YOU GET THE OPPORTUNITY, I'M GOING TO ASK THAT YOU
19 COME UP HERE AND GET TO THE HEART OF THE MATTER QUICKLY.

20 MR. JAIME RAY, ARE YOU HERE?

21 MR. RAY: RIGHT HERE.

22 THE CHAIR: WHY DON'T YOU STEP UP HERE, SIR, AND
23 YOU CAN HAVE A SEAT NEXT TO HER.

24 WE'RE BEGINNING THIS SESSION WITH
25 MISS ROSA RAMIREZ. MISS RAMIREZ.

1 MS. RAMIREZ: MY PROBLEM STARTED IN MAY OF 1989.
2 MY HUSBAND AND I WERE NOTIFIED THAT WE WERE VIOLATING THE
3 CODE DUE TO MANY DIFFERENT ITEMS THAT WE HAD THAT WERE NOT
4 SUITABLE TO THE CITY. AND ONE PARTICULAR ONE WAS NO. 12,
5 WHICH IS "THE CARPORT ON EAST SIDE IS INADEQUATE AND
6 HAZARDOUS." WE HAVE 12 ITEMS HERE WHICH WE TOOK CARE OF,
7 EXCEPT FOR THIS ONE PARTICULAR ONE THAT WE WERE HARASSED
8 ABOUT CONTINUOUSLY, THAT WE HAD ZONING VIOLATIONS, THE
9 CARPORT WAS NOT PERMITTED BY THE PLANNING DEPARTMENT BASED
10 ON SECTION 86.08, NO. 7 OF THE DEVELOPING PARKING FACILITY
11 SECTION. AND THAT WAS SENT OUT BY GEORGE SUAREZ.

12 ON JULY '89 THERE WERE TECHNICAL
13 PROBLEMS AND THAT WAS ALSO INSPECTED BY GEORGE SUAREZ. AND
14 WE HAD SIX PROBLEMS WITH THE ZONING VIOLATIONS. WE EITHER
15 HAD TO "MOVE THE CARPORT OR REBUILD IT BECAUSE OF SERIOUS
16 DEFICIENCIES, OR WE MUST REQUEST YOU DEMOLISH THE CARPORT
17 STRUCTURE, AS WELL AS THE BREEZEWAY." AND THIS WAS BY
18 MR. MIKE MARTINET.

19 IN JULY OF '89, THE CITY BUILDING
20 OFFICIAL DETERMINED PROPERTY SUBSTANDARD, HEARING 9-7-89.
21 AND THAT CAME FROM GEORGE SUAREZ. SEPTEMBER '89 THERE WAS
22 A COMPLETION DATE GIVEN TO US BY NOVEMBER 12TH OF '89 BY
23 THE APPEALS BOARD, AND THAT WAS SIGNED BY JAMES NELLA AND
24 CARLOS LEVARIO.

25 ORIGINALLY, CARLOS LEVARIO HAPPENED TO

1 COME ONTO MY PROPERTY, AND HE WAS AT MY BACK DOOR. AND HE
2 SAID HE WAS A CITY INSPECTOR, AND HE ASKED ME COULD HE GO
3 THROUGH THE -- HE SAYS, "I WANT TO LOOK AT THE PROPERTY."
4 AND -- WELL, HE WAS ALREADY ON IT AND THEN HE TOLD ME, "I
5 WANT YOU TO TAKE ME TO THE BACK HOUSE." AND SO HE WENT TO
6 THE BACK HOUSE. AND THEN HE ASKED ME, WERE THERE ANY DEAD
7 BOLT LOCKS, AND I SAID "NO" AND I SHOWED HIM IT. SOMEBODY
8 IN THE BACK OPENED THE DOOR, AND HE REALLY LEANED OVER
9 THERE TO SEE IF THERE WAS, AND EVEN THEN HE PUT THAT ON THE
10 REPORT.

11 I ASKED HIM WHY WAS HE THERE. AND HE
12 SAID THAT THEY WERE GOING HOUSE TO HOUSE AND THAT ANY OF
13 THE THINGS THAT COULD BE SEEN FROM THE STREET AND WERE NOT
14 RIGHT, THAT WE'RE IN VIOLATION. SO HE HAD LEFT. HE WAS UP
15 AT THE SIDEWALK. AND I WENT UP THERE AND I LOOKED AND I
16 SAYS, "WELL, I'M SORRY, BUT YOU CAN'T SEE MY BACKYARD FROM
17 HERE." HIS REPLY WAS "BUT I ALREADY SAW IT." OKAY.

18 SO THEN HE WENT WITH THE NEXT-DOOR
19 NEIGHBOR, AND THE PARTY THERE -- HE DID NOT LIVE THERE; HE
20 WAS VISITING -- AND HE TOLD HIM HE WANTED TO COME IN IN
21 SPANISH, AND THE GUY TOLD HIM HE DIDN'T LIVE THERE; HE WAS
22 VISITING. SO HE SAYS, "WELL, I WANT YOU TO ESCORT ME
23 THROUGH THE PROPERTY," AND THE GUY SAYS, "HEY, I'LL CALL
24 THE OWNER."

25 HE SAYS, "I'M NOT WAITING FOR THE OWNER."

1 I WANT YOU TO ESCORT ME THROUGH THE PROPERTY." AND HE
2 SAYS, "AND IF YOU DON'T ESCORT ME THROUGH THE PROPERTY,
3 THEN I'M CALLING THE POLICE TO ESCORT ME THROUGH." THE GUY
4 SAYS "HEY, I DON'T WANT ANY PROBLEMS." SO HE LET HIM IN.

5 TO THIS I COMPLAINED TO MR. MIKE
6 MARTINET OF THE THREAT THAT HE HAD USED ON THIS MAN, AND
7 FROM THERE MY PROBLEMS BEGAN. MR. LEVARIOS ENSUED TO THEN
8 BRING IN A MR. GEORGE -- I CAN'T REMEMBER HIS LAST NAME.
9 GEORGE SUAREZ. HE BROUGHT HIM IN TO COME AND INSPECT THE
10 CARPORT THAT WAS THERE ALREADY WHEN WE BOUGHT THE HOME IN
11 1978. WE ESCROWED IT AND WE MOVED IN IN JANUARY OF '79.
12 AND HE SAID THAT IT WAS DANGEROUS; IT WAS UNSAFE. AND I
13 DIDN'T REALLY KNOW WHAT HE WAS TALKING ABOUT BECAUSE THE
14 STRUCTURE LOOKED GOOD. I MEAN, IT HAD BEEN THROUGH
15 EARTHQUAKES AND WE BOUGHT THE HOME LIKE THIS. AND HE
16 BROUGHT THIS MAN IN AND SAID, WELL, THERE WERE MANY THINGS,
17 YOU KNOW, THAT HAD TO BE FIXED ON IT. AND EVIDENTLY THAT
18 WE DIDN'T HAVE A PERMIT.

19 SO I CONTACTED THE PREVIOUS OWNER, AND
20 HE SAID YES, THERE WAS A PERMIT FOR IT. HER HUSBAND NEVER
21 BUILT ANYTHING WITHOUT A PERMIT. AND, MIND YOU, INSPECTORS
22 HAD BEEN THERE SINCE 19-- -- THE LAST ONES WERE 1984, '85,
23 AND THEY NEVER SAID ANYTHING. PREVIOUS TO THIS IT WAS IN
24 '57. AND THE STRUCTURE WAS STILL THERE.

25 SO, I MEAN, I STARTED GETTING HARASSED

1 ABOUT THEN BECAUSE I WAS REFUSING TO TEAR IT DOWN BECAUSE
2 THIS IS OUR FIRST HOME. AND WHEN I BOUGHT THIS HOME, I'M
3 BUYING IT JUST LIKE IT IS. I DON'T KNOW ANYTHING ABOUT
4 STRUCTURES OR, YOU KNOW, WHAT YOU CAN HAVE OR WHAT YOU
5 CAN'T HAVE. I ASSUMED THE ESCROW COMPANIES WOULD KNOW ALL
6 OF THIS BEFORE THEY SELL IT. I'M ASSUMING IT WOULD HAVE TO
7 BE OKAY WITH THE CITY OF BELL GARDENS BEFORE YOU BUY THIS.

8 SO SUBSEQUENTLY I DID HAVE TO TEAR IT
9 DOWN, BUT ONLY BECAUSE I WAS THREATENED BY MR. REISMAN THAT
10 IF I DID NOT TEAR IT DOWN, I WOULD GO TO JAIL. MR. REISMAN
11 IS, I BELIEVE, THE DEPUTY DISTRICT ATTORNEY OR SOMETHING.
12 CITY PROSECUTOR, YES. CITY PROSECUTOR. WELL, WHEN I WAS
13 THREATENED, I JUST BECAME VERY NERVOUS. I SAID, WHAT ARE
14 MY KIDS GOING TO DO WITHOUT ME? I'M GOING TO JAIL FOR A
15 CARPORT THAT, YOU KNOW, THAT WAS THERE ALREADY; AND I'M
16 BEING PERSECUTED FOR FIGHTING FOR MY RIGHTS, WHICH I'D BEEN
17 DOING FOR OVER A YEAR.

18 AND I WENT TO MR. MARTINET AND I TOLD
19 HIM THAT I DIDN'T HAVE ANY MONEY; I WASN'T WORKING. AND HE
20 TOLD ME HE WOULD SPEAK WITH SOME PEOPLE, I BELIEVE, AT FORD
21 REHABILITATION OR SOMEONE, REQUESTING THAT I BE GIVEN THE
22 GOOD NEIGHBOR POLICY SO THAT I WOULDN'T HAVE TO PAY. I
23 NEEDED A PERMIT TO TEAR IT DOWN. AND SO I THOUGHT MAYBE IT
24 WAS LIKE \$10. AND I WENT AND THEY TOLD ME IT WAS \$132.
25 AND I SAID, "WELL, I DON'T HAVE THAT KIND OF MONEY." AND

1 SO HE SAID, WELL, YOU KNOW, THIS IS WHAT IT WOULD COST ME.

2 SO THEN I TOLD HIM I DID NOT HAVE THE
3 MONEY, AND HE TOLD ME HE WOULD SPEAK WITH THE, LIKE I SAID,
4 WITH THE -- LET'S SEE -- HE SAYS --

5 "AT THAT TIME I INDICATED
6 TO YOU THAT I WOULD BE WILLING TO CHECK
7 WITH THE BUILDING OFFICIAL TO SEE IF THE
8 FEE REQUIRED FOR THE DEMOLITION PERMIT
9 MIGHT BE WAIVED AS A GESTURE OF GOODWILL;
10 HOWEVER, I WAS SUBSEQUENTLY INFORMED BY
11 VARIOUS MEMBERS OF THE STAFF HERE AT
12 CITY HALL THAT YOU WERE ABUSIVE AND
13 CALLED THEM INDIVIDUALLY AND COLLECTIVELY
14 NAMES THAT I SHALL NOT REPEAT IN THIS
15 LETTER. I EXPECT THE MEMBERS OF MY
16 STAFF TO TREAT THE PUBLIC, REGARDLESS
17 OF THE SITUATION, WITH COURTESY AND
18 RESPECT. WHEN A CITIZEN IS EXTREMELY
19 DISRESPECTFUL TO MY STAFF, I TAKE
20 THAT AS A PERSONAL AFFRONT, AND I AM
21 NOT WILLING TO CONSIDER WAIVING ANY
22 FEES THAT MAY BE REQUIRED FOR THE
23 DEMOLITION OF YOUR PROPERTY."

24 SO HERE I FIND MYSELF BETWEEN A ROCK AND
25 A HARD PLACE. I HAVE NO MONEY. THEY'RE FORCING ME TO TEAR

1 DOWN THIS PLACE. WHAT DO I DO? AND I ASK HIM, "WHAT CAN I
2 DO?" SO THEN THROUGH A PHONE CALL, PER A PHONE CALL, HE
3 TOLD ME THAT IF I WROTE AN APOLOGY LETTER TO THE STAFF
4 ABOUT THIS SITUATION, THAT HE WOULD SPEAK TO THEM AGAIN AND
5 THEY WOULD, IN TURN, PROBABLY TAKE INTO CONSIDERATION AND
6 WAIVE THE FEE.

7 SUBSEQUENTLY -- I DID NOT CALL THESE
8 PEOPLE ANY NAMES. HE MADE -- TO ME, I FELT SO BELITTLED.
9 HE MADE ME SEEM LIKE A COMMON WHORE, USING THESE
10 EXPRESSIONS THAT HE DID HERE WITH HIS FOUL LANGUAGE. AND I
11 WROTE A LETTER OF APOLOGY. I STATED ON THERE THAT I
12 APOLOGIZED FOR WHATEVER IT WAS THAT I WAS BEING ACCUSED OF,
13 WHICH I WAS NOT AWARE OF. AND I GAVE IT TO THEM.

14 WHEN MR. REISMAN -- I HAD THAT MEETING
15 WITH MR. REISMAN, HE JUST TOOK THE LETTER AND PUT IT TO THE
16 SIDE. HE TOLD ME THAT IF I DID NOT COMPLY I WOULD BE PUT
17 IN JAIL. I SAID, "BUT, SIR, I DON'T WANT TO GO TO JAIL,
18 AND I DON'T FEEL THAT I SHOULD HAVE TO GO TO JAIL BECAUSE
19 I'M FIGHTING FOR MY RIGHTS." HE SAYS, "WELL, YOU HAVE TO
20 COMPLY OR ELSE THAT'S WHAT WILL HAPPEN TO YOU."

21 SO IN JULY OF 1989, MY HUSBAND TORE DOWN
22 THE CARPORT. THEY ALSO TOLD ME THAT IF THEY HAD TO COME
23 OUT AND TEAR IT DOWN, THEY WOULD CHARGE ME FOR THE FEE OF
24 HAVING IT DEMOLISHED AND CARRYING AWAY THE DEBRIS. BEFORE
25 THIS, I COULD EITHER PUT A WALL ON THE SIDE COVERING THE

1 WHOLE SECTION OF THE CARPORT, AND I ALSO HAD TO EXPOSE THE
2 POLES TO MAKE SURE OF THE FOUNDATION AND ALL OF THIS.

3 HOWEVER, I SPOKE WITH A MR. -- I CAN'T
4 RECALL HIS NAME, SANDERS OR SANDERSON -- FROM THE CHAMBER
5 OF COMMERCE TO PLEASE HELP ME. HE SPOKE WITH CARLOS AND HE
6 CAME BACK AND HE TOLD ME THAT CARLOS WAS ADAMANT THAT I
7 TEAR THE CARPORT DOWN. HE SAYS HE WOULD NOT BUDGE. AND
8 THAT WAS THE PROBLEM. THEY WANTED ME TO TEAR IT DOWN. I
9 SAID, "WELL, THIS HAS BEEN HERE SINCE 1950."

10 AND I HAVE HERE THE PAPERS THAT I GOT
11 FROM NORWALK SHOWING THAT THE CARPORT EXISTED SINCE 1950.
12 NOW, WHEN I WENT TO THE CITY HALL, THEY HAD NONE OF THESE
13 PAPERS ON FILE. THE ONLY THING THEY HAD WAS ANY PERMITS --
14 LIKE FROM 1954 FOR -- I BELIEVE THAT THERE WAS A FIRE OR
15 SOMETHING, AND THAT WAS THE ONLY THING THAT THEY HAD THERE.

16 AND WHEN I WENT TO ONE OF THE MEETINGS,
17 I TOLD THEM THAT I HAD THE PAPERS, AND I SHOWED IT TO THEM.
18 MADE NO DIFFERENCE. THEY WANTED THE CARPORT TORN DOWN, AND
19 THAT WAS ALL THAT MATTERED. AND EVER SINCE I HAD THE
20 CARPORT TORN DOWN, I HAVE NOT BEEN BOTHERED ANYMORE. THAT
21 WAS THE END OF THAT. AND IF I CAN FIND IT REAL QUICK HERE,
22 HERE IS THE CARPORT THAT WAS PREVIOUSLY THERE.

23 THE CHAIR: MRS. RAMIREZ, DID YOU PAY A FEE TO
24 TEAR IT DOWN?

25 MS. RAMIREZ: NO, I DID NOT HAVE TO PAY A FEE

1 AFTER ALL BECAUSE I WAS HUMILIATED, BROUGHT DOWN TO MY
2 KNEES --

3 THE CHAIR: I UNDERSTAND.

4 DO YOU HAVE ANYTHING ELSE REGARDING YOUR
5 PROPERTY THAT YOU WISH TO DISCUSS?

6 MS. RAMIREZ: YES. THERE WAS SOME -- MY HUSBAND
7 HAD CUT THE GRASS THE DAY BEFORE MISS WYMAN CAME BY. AND
8 THERE WAS SOME GRASS, MAYBE A FOOT HIGH OR SO ALONG THE
9 FENCE, THAT HE HADN'T GOTTEN TO. SHE STILL DIDN'T OKAY MY
10 PAPER BECAUSE IT SAID "OVERGROWN VEGETATION." SO WHEN I
11 WENT TO THE APPEALS BOARD, THE HEARING, I TOLD THEM TO
12 PLEASE TAKE A GOOD LOOK OUTSIDE OF THEIR FRONT YARD --
13 OUTSIDE OF THE FRONT DOOR ON EASTERN AVENUE. THEY HAD SIX-
14 AND SEVEN-FOOT HIGH BRUSH ACROSS THE STREET FROM THE
15 BICYCLE CLUB. PEOPLE FROM ALL OVER ARE COMING, AND THIS IS
16 A COMPLETE EYESORE. AND IT WAS THERE FOR MONTHS AND
17 MONTHS.

18 ABOUT TWO WEEKS, THREE WEEKS AT THE
19 MOST, AFTER I MENTIONED THIS TO THEM, WHICH THEY ALL AGREED
20 ON, IT WAS CLEANED. AND THEY HAD PREVIOUSLY SAID, WELL,
21 THEY WERE, YOU KNOW, GETTING READY TO BUILD ON IT. I SAID,
22 "YES, BUT WHILE YOU'RE GETTING READY TO BUILD ON IT, LOOK
23 WHAT AN EYESORE IT IS; AND YOU DON'T WANT TO OKAY ME
24 BECAUSE OF A FEW LITTLE WEEDS GROWING ALONG MY FENCE? AND
25 I SAID, "I CAN'T BELIEVE, YOU KNOW, THE ATROCITIES THAT YOU

1 PEOPLE ARE COMMITTING."

2 OTHER NEIGHBORS OF MINE, THEY WENT
3 THROUGH THE SAME THING. A MAN HAD TO TEAR DOWN HIS LITTLE
4 SHACK THAT WAS BUILT THERE WHEN HE BOUGHT THE HOUSE BECAUSE
5 THEY WERE AFRAID SOMEBODY WAS GOING TO BE SLEEPING IN IT.
6 SO HE HAD TO TEAR IT DOWN. ANOTHER MAN THAT I KNOW, I
7 COULDN'T FIND HIM. THEY MADE HIM TEAR DOWN ALSO TO GET TO
8 A BEDROOM BECAUSE IT WAS INAPPROPRIATE. IT WASN'T BY
9 PERMIT, SUPPOSEDLY, FOR THEM.

10 I MEAN, HOW DO YOU FIGHT THESE PEOPLE?
11 I JUST DIDN'T KNOW. I DID MY BEST. ONE OF THE THINGS HERE
12 ON THE VIOLATIONS THEY GAVE ME SAID "GRADED AREAS." I
13 DIDN'T KNOW WHAT GRADED MEANS, AND I STILL DON'T. WE
14 DIDN'T HAVE ANY GRASS ON THE LEFT SIDE, AND I HAD JUST HAD
15 SURGERY. I WAS ON A PLASTIC BAG AND I WAS DIGGING, TURNING
16 THE DIRT SO THAT I CAN PLANT SOME GRASS. AS A RESULT OF
17 THIS I ENDED UP WITH SCABIES. AND MY -- ALL MY FAMILY
18 ENDED UP WITH SCABIES.

19 AND WE KNEW THIS, BECAUSE WHEN WE TOOK
20 ONE OF MY CHILDREN, THE YOUNGEST ONE, THE PEDIATRICIAN, HE
21 TOLD ME "YOUR CHILD HAS SCABIES." AND I KNOW SCABIES IS
22 CONSIDERED A DIRTY DISEASE, BUT RIGHT AWAY I JUMPED IN AND
23 I SAID, "HE CONTRACTED IT FROM ME BECAUSE I'VE BEEN DIGGING
24 IN THE YARD PLANTING GRASS, AND I GOT DIRT ON MYSELF." AND
25 I HAD FRESHLY -- HAD FRESH SURGERY IN AUGUST. SO AS A

1 RESULT OF THIS, ALL MY FAMILY WAS INFECTED WITH THE SAME
2 DISEASE.

3 THE CHAIR: MS. RAMIREZ, I HAVE TO CUT YOU OFF
4 AT THIS POINT.

5 DO WE HAVE ANY QUESTIONS? MR. COOPER?
6 MRS. DAVIS?

7 MR. COOPER: NO.

8 THE CHAIR: IF YOU'D JUST REMAIN HERE FOR A
9 MOMENT AND HAND THE MICROPHONE TO MR. RAY.

10 MR. RAY, BREVITY IS THE WATCHWORD HERE.

11 MR. RAY: GOOD AFTERNOON. THANK YOU FOR COMING
12 THIS AFTERNOON, AND I'M GRATEFUL THAT I'M ABLE TO SAY A FEW
13 WORDS.

14 MY NAME IS JAIME RAY AND MY STORY IS NOT
15 MUCH DIFFERENT THAN ANYBODY HAS MENTIONED TODAY. THE
16 CONCLUSION THAT I'VE COME TO IS THAT RATHER THAN TELLING
17 YOU MY PERSONAL STORY, BECAUSE IT IS FAIRLY LENGTHY, I AM A
18 VICTIM OF THE PROSECUTIONS AND VIOLATIONS OF THE CITY OF
19 BELL GARDENS JUST LIKE NUMEROUS INDIVIDUALS WHO HAVE COME
20 UP BEFORE ME.

21 AND I FIND IT HARD TO BELIEVE AND MAYBE
22 ON YOUR FIRST ENCOUNTER, JUST THE INDIVIDUALS, MARIA
23 CHACON, ALFREDO MARTINEZ, OLIVER, ALL THESE PEOPLE BEING
24 ACCUSED OF BEING SLUMLORDS IN THE CITY OF BELL GARDENS.
25 FROM MY UNDERSTANDING, SLUMLORDS ARE NOT PEOPLE THAT SHOW

1 UP AND FIGHT FOR THEIR RIGHTS. THEY'RE NOT PEOPLE THAT GO
2 AND VOLUNTEER INFORMATION TO THE CITY, ETC., ETC. WE'VE
3 GOT PEOPLE THAT ARE RESPONSIBLE CITIZENS, IN MY OPINION,
4 THAT ARE BEING PUT THROUGH EMOTIONAL CRISIS; THAT ARE BEING
5 MANIPULATED BY THE CITY TO EXTREMES THAT QUOTE UNQUOTE THEY
6 PERSONALLY CANNOT HANDLE.

7 I MYSELF, I AM BEING PROSECUTED FOR A
8 15-UNIT BUILDING THAT I NO LONGER OWN, DEEDED THROUGH A
9 DIVORCE SETTLEMENT TO MY FORMER WIFE A YEAR AND A HALF AGO.
10 THE PROBLEM THAT I HAVE IN ALL OF THIS IS THAT I'VE
11 SUSPECTED A LOT OF THIS BEFORE; FOR EXAMPLE, CREDENTIALS
12 FROM SOME OF THE OFFICIALS. INTERESTINGLY ENOUGH, SOME OF
13 THE LETTERS THAT I HAVE RECEIVED INITIALLY IN MY CASE WERE
14 FROM A ROBERT SMITHHURST, FORMER EMPLOYEE PRIOR TO CARLOS
15 LEVARIO. AND I DIDN'T HAVE A PROBLEM WITH MR. SMITHHURST.
16 I WENT INTO THE OFFICE. WE TALKED AS BUSINESS PEOPLE. I'M
17 A PROPERTY OWNER; HE'S A CITY OFFICIAL. AND WE
18 COMMUNICATED CERTAIN THINGS EVEN THOUGH HE INITIATED THE
19 SUBSTANDARD LIEN ON MY PROPERTY.

20 INTERESTINGLY ENOUGH, ABOUT TWO MONTHS
21 LATER I TRIED TO GET A LOAN ON MY PROPERTY, AND THAT'S HOW
22 I FOUND OUT ABOUT THIS WHOLE SUBSTANDARD LIEN. AND I WAS
23 APPROACHED BY CARLOS LEVARIO WHO HAD INDICATED TO ME THAT
24 ROBERT SMITHHURST WAS NO LONGER AN EMPLOYEE, AND WE DID THE
25 WHOLE SAME THING OVER AGAIN. I WENT TO THE OFFICE. I

1 SPOKE TO HIM AND I TOLD HIM, I SAID, "MY UNDERSTANDING IS
2 THAT ALL OF THIS HAS BEEN DELETED. IN FACT, MR. SMITHHURST
3 HAS CHECKED OFF ALL THE REQUIREMENTS. I WAS ABLE TO OBTAIN
4 A LOAN. I'VE GOT EVIDENCE OF LOAN DOCUMENTS THAT INDICATE
5 THE CONDITIONS FROM MY CREDITOR THAT HAD TO BE SATISFIED,"
6 AND APPARENTLY THEY WEREN'T SATISFIED A HUNDRED PERCENT,
7 GOLD BEVERLY HILLS SPECIFICATIONS, BUT THEY CERTAINLY WERE
8 SATISFIED UP TO ONE INSPECTOR. AND INTERESTINGLY ENOUGH,
9 ANOTHER INSPECTOR SAID THEY WERE NOT SATISFIED. QUOTE,
10 UNQUOTE.

11 I WENT TO HIS OFFICE AND MADE AN
12 APPOINTMENT FOR HIM TO MEET ME AT THE BUILDING. I HAD MY
13 COOLER OUT THERE. I WAS OUT THERE MYSELF WORKING,
14 PAINTING. I WAS DOING EVERYTHING. AND I THINK 10 OR 12
15 PEOPLE BEFORE ME HAD MENTIONED THIS ATTITUDE. NOW, I
16 DON'T -- I'M GOING TO MENTION IT AGAIN ONLY BECAUSE IT'S
17 SPECIFIC IN MY CASE, BUT QUOTE UNQUOTE, HE COMES OUT THERE
18 AND HE SAYS, "YOU HAVEN'T DONE SHIT." AND I SAID, YOU
19 KNOW, IT'S FAIRLY EVIDENT HE DOESN'T KNOW THE STANDARDS FOR
20 THE PROPERTY, YET HE'S IN A POSITION TO MAKE QUALIFICATIONS
21 ABOUT ME.

22 FROM THERE I WAS CITED TO DO REPAIRS. I
23 CONTINUED TO DO REPAIRS. IN MY PERSONAL SITUATION,
24 INVOLVING MY DIVORCE, I DID NOT ANSWER A LETTER,
25 APPARENTLY, THAT DIDN'T GET A PROPER ADDRESS; AND I WAS

1 ARRESTED, OKAY, ON A VIOLATION OF THESE CITY ENFORCEMENTS.

2 NOW, THE ONLY REASON I MENTION THAT IS I
3 WAS ARRESTED NOT BECAUSE OF THE CITY VIOLATIONS, THAT I WAS
4 AWARE OF; IT WAS A TRAFFIC CITATION. BUT I WAS ARRESTED.
5 I WAS THROWN IN JAIL. I'VE NEVER BEEN IN JAIL. AND I
6 COULDN'T GET OUT OF JAIL. I WAS A VICTIM OF THE CRIMINAL
7 SYSTEM. AND THE CRIMINAL SYSTEM, LADIES AND GENTLEMEN, IS
8 AS BAD AS THE HOUSING SITUATION IN BELL GARDENS.

9 NOW, THE ONLY COMMENTS I HAVE TO MAKE IS
10 THAT I'M NOT BASICALLY ANY DIFFERENT THAN ANYBODY IN THIS
11 ROOM. YOU KNOW, I SPEAK BECAUSE -- I DIDN'T NECESSARILY
12 NEED TO BE HERE -- I THINK IT'S MY DUTY TO COME IN AND
13 INFORM, YOU KNOW, THE STAFF AND BASICALLY INFORM MYSELF.
14 BECAUSE I'VE BEEN AS NAIVE AND AS IGNORANT AS A LOT OF THE
15 COMMUNITY HERE. I DON'T LIVE IN THE CITY OF BELL GARDENS,
16 BUT I CERTAINLY UNDERSTAND THAT IT'S NOT BEING RUN TO THE
17 EFFICIENCY AND THE BETTERMENT OF THE COMMON CITIZEN.

18 IF YOU DO AN ANALYSIS OF THE COMMUNITY
19 IN GENERAL, YOU'LL FIND OUT 80, 85 PERCENT ARE LATIN. THEY
20 DO NOT VOICE AN OPINION, DO NOT UNDERSTAND THE BYLAWS,
21 ETC., ETC., AND CAN BE MOVED, FROM MY EXPERIENCE IN THE
22 COURTHOUSE, THE SAME SITUATION. YOU GOT 99.5 PERCENT OF
23 THE INDIVIDUALS WILL BE PROSECUTED OF CRIMINAL ACTIVITIES,
24 YET WILL NOT SEEK PROPER LEGAL COUNSEL. THEY WILL NOT BE
25 GIVEN PROPER COUNSEL. THEY WILL BE VICTIMIZED NINE OUT OF

1 TEN CASES. THEY WILL BE IN JAIL ERRONEOUSLY. I THOUGHT I
2 WAS BEING ONE INDIVIDUAL SELECTIVELY, BUT NOW I UNDERSTAND
3 THAT THERE'S MASSES OF PEOPLE OUT THERE.

4 THE ONLY LAST CLOSING STATEMENT THAT I
5 WANT TO ADD IS THIS WHOLE EFFORT BY THE CITY APPEARS NOT TO
6 BE SIMPLY A MATTER OF EXERCISING PROPERTY PROCEDURAL. I
7 THINK IT'S A PLANNED EFFORT. I BELIEVE IT'S A FINANCED
8 EFFORT. MR. CLAUDE BOOKER HAS BEEN IN THE CITY POLITICS
9 FOR 40 YEARS OR SO. IF I HAD TO REVIEW DOCUMENTS IN THIS
10 CITY, I WOULD BE WILLING TO BET MONEY THAT HE PROBABLY HAS
11 OWNED THE VERY PROPERTY THAT HE'S NOW PROSECUTING THE LAW
12 AGAINST. I BELIEVE THERE'S PRESENT CITY COUNCILMEN THAT
13 OWN PROPERTY THROUGH THIS VERY DAY.

14 THE CHAIR: SIR, UNLESS YOU HAVE SOMETHING
15 SPECIFIC THAT YOU CAN POINT TO, DON'T MAKE ALLEGATIONS.
16 PLEASE DO NOT MAKE ALLEGATIONS INVOLVING A PARTICULAR
17 PERSON.

18 MR. RAY: I'M SORRY. I'LL REFRAIN FROM THOSE
19 STATEMENTS. BUT I AM IN THE PROCESS OF PREPARING A STUDY
20 WHERE I THINK I'D LIKE SOME OF THE FACTUAL INFORMATION, AND
21 I THINK THAT'S WHAT'S NEEDED. EMOTION IS NOT GOING TO DO
22 MUCH OF ANYTHING HERE.

23 MY LAST CLOSING STATEMENT WILL BE WHAT
24 POSITION, YOU AS A COMMISSIONER ARE IN, AND HOW MUCH ARE
25 YOU -- OTHER THAN PROVIDING AND SUPPORTING A DOCUMENT IN

1 THE REPORT, CAN FURTHER THE EFFORT OF THE COMMUNITY OF BELL
2 GARDENS?

3 THE CHAIR: WE'RE ONLY A FACT-FINDING COMMITTEE,
4 AS I HAVE INDICATED, AND I DON'T KNOW IF YOU WERE HERE THIS
5 MORNING. BUT I INDICATED IN MY OPENING REMARKS THAT WE'RE
6 JUST A FACT-FINDING BODY TRYING TO FIND OUT IF, IN FACT,
7 THERE ARE VIOLATIONS OF CIVIL RIGHTS. AND WE WILL REVIEW
8 THE RECORD AND WE MAKE A RECOMMENDATION TO THE CIVIL RIGHTS
9 COMMISSION, AND THEN WE MAY REFER THIS TO THE JUSTICE
10 DEPARTMENT. I DON'T KNOW. THAT WE DO AFTER THIS HAS TAKEN
11 PLACE. AGAIN, WE'RE NOT AN ENFORCEMENT AGENCY. WE'RE JUST
12 FACT FINDING.

13 MR. RAY: I REALIZE THAT'S KIND OF AN UNFAIR
14 QUESTION. I KNOW THAT A LOT OF THE HOMEWORK HAS YET TO BE
15 DONE IN TERMS OF SUBSTANTIATING THE INFORMATION THAT YOU
16 NEED, OBVIOUSLY WHICH IS YOUR DECISION MAKING.

17 THE CHAIR: THE RECORD WILL BE OPEN FOR TEN DAYS
18 AFTER TODAY. IF YOU HAVE ANY ADDITIONAL INFORMATION THAT
19 YOU WISH TO PRESENT, YOU'RE CERTAINLY WELCOME TO DO SO.

20 MR. RAY: THAT'S ALL I HAVE TO SAY. IF YOU HAVE
21 ANY QUESTIONS, I'LL ANSWER.

22 THE CHAIR: IF YOU NEED MORE TIME -- I'M
23 INFORMED THAT YOU HAVE TO CALL THE OFFICE IN ORDER FOR AN
24 EXTENSION OF THAT TIME BEFORE THE RECORD IS CLOSED, BUT
25 THAT CAN BE DONE. SO IF YOU NEED MORE TIME AND YOU CAN

1 SUBSTANTIATE THE FACT THAT YOU ARE IN THE PROCESS OF TRYING
2 TO PROVIDE MORE INFORMATION, I'M SURE THAT WE CAN EXTEND
3 THAT FOR YOU.

4 ANY QUESTIONS, MISS DAVIS? MR. COOPER?

5 MS. DAVIS: NO.

6 MR. COOPER: NO.

7 THE CHAIR: MISS RAMIREZ.

8 MS. RAMIREZ: I WOULD LIKE TO MAKE A COMMENT
9 THAT ON OCTOBER 7TH, 1989, I WROTE A LETTER TO THE BUILDING
10 REHABILITATION APPEALS BOARD AND HAD ALSO SPOKEN TO
11 MR. MIKE MARTINET. AND I THEN TOLD HIM THAT MR. LEVARIOS
12 WAS UPSET BECAUSE I REPORTED HIM TO MIKE MARTINET FOR HIS
13 RUDENESS AND ARROGANCE TO ME AND TO THE PEOPLE NEXT DOOR.
14 THIS MAN CARRIED HIMSELF AROUND LIKE HE WAS BETTER THAN
15 ANYTHING, LIKE HE WAS GOD SENT. THIS IS THE ATTITUDE THAT
16 I'VE HEARD FROM ALL THE OTHER PEOPLE WHO HAVE BEEN
17 TESTIFYING. WHAT THIS MAN HAS, ONLY HE KNOWS, BUT HE IS A
18 VERY RUDE PERSON AND VERY ARROGANT.

19 I'D LIKE THAT TO GO ON THE RECORD.

20 THE CHAIR: THANK YOU BOTH VERY MUCH AND WE
21 APPRECIATE YOUR TIME AND YOUR PATIENCE FOR WAITING AROUND
22 AND PARTICIPATING IN THIS FORUM.

23 MR. DEITCH, MAY WE HAVE YOU COME
24 FORWARD.

25 MR. DEITCH, WOULD YOU BE KIND ENOUGH TO

1 STATE YOUR NAME FOR THE RECORD, PLEASE.

2 MR. DEITCH: MY NAME IS GEORGE DEITCH AND I'D
3 LIKE TO THANK THE COMMITTEE FOR BEING HERE.

4 ONE OF THE FIRST THINGS I'D LIKE TO SAY
5 IS I SAT IN THE AUDIENCE AND I TOOK A FEW NOTES ABOUT SOME
6 OF THE THINGS THAT THE CITY OFFICIALS SAID, AND I HOPE IT'S
7 RELEVANT. IF IT'S NOT, WE'LL GET THROUGH IT REAL QUICK.

8 I BROUGHT A DOCUMENT HERE THAT IS A
9 TERMINATION OF DECLARATION OF SUBSTANDARD PROPERTY.
10 THERE'S ONE FOR EACH -- EVERYBODY. IF YOU'LL NOTICE AT THE
11 TOP WHERE I'VE HIGHLIGHTED THAT, ONCE THAT DOCUMENT IS
12 RECORDED, IF IT EVER GETS RECORDED, IT IS RETURNED TO THE
13 CITY OF BELL GARDENS. NOW, NORMAL PROCEDURE WHEN YOU PAY
14 YOUR HOME OFF OR A LOAN THAT YOU HAVE AGAINST IT, THE
15 ORIGINAL DOCUMENT COMES BACK TO YOU. THEREFORE, YOU HAVE
16 AN ORIGINAL DOCUMENT TO PROVE THAT YOU HAVE -- YOU WERE
17 PAID FOR IT OR YOU MET THE CRITERIA TO TAKE THAT LIEN OFF
18 YOUR PROPERTY.

19 IN THIS INSTANCE, IT COMES BACK TO THE
20 CITY OF BELL GARDENS. IT ALSO COMES BACK TO THE CITY OF
21 BELL GARDENS UNRECORDED IF THEY DO, AS THEY HAVE IN THE
22 PAST, THEY PUT THE WRONG ASSESSOR'S PARCEL NUMBER ON IT,
23 WHICH HAS BEEN DONE QUITE OFTEN. IT HAPPENED TO ME ONCE
24 AND I TOOK IT BACK AND THEY CORRECTED IT. BUT THAT WAS A
25 DOCUMENT THAT I PICKED UP PERSONALLY AT CITY HALL. I TOOK

1 IT TO MY ESCROW AND THE TITLE COMPANY LOOKED AT IT AND SAID
2 IT WAS WRONG.

3 SINCE THEN, IF I'VE EVER HAD ONE OF
4 THESE -- I THINK I'VE HAD THREE IN 20 YEARS -- TWO WAS ON A
5 PROPERTY THAT I HAD JUST BOUGHT. I HAD PERSONALLY PICKED
6 THEM UP, TAKEN THEM TO MY ESCROW. THEY DID A TITLE SEARCH
7 TO MAKE SURE THEY'RE PROPER. I DON'T HAVE ANY OF THEM WITH
8 ME WITH THE WRONG ASSESSOR'S PARCEL ON IT, BUT WHAT I DID
9 BRING WAS -- AND THE INFORMATION IN HERE IS NOT RELEVANT,
10 EXCEPT FOR THE PARCEL NUMBERS ON HERE ARE OF A PROPERTY
11 THAT THE CITY OF BELL GARDENS BOUGHT, AND THEY'RE ADVISING
12 THE L.A. COUNTY TAX COLLECTOR TO TAKE THESE PARCELS OFF OF
13 THE TAX ROLES BECAUSE THEY JUST BOUGHT THEM.

14 THOSE PARCELS ARE IN THE CITY OF BELL
15 BETWEEN GAGE AND FLORENCE, JUST OFF OF WALKER STREET. AND
16 I FOUND OUT THROUGH SOME INVESTIGATIONS -- SOMEONE THAT'S
17 NOT AS EDUCATED IN FINDING OUT WHERE STUFF IS AS ME, WOULD
18 HAVE NEVER KNOWN THAT THE CITY IS SUPPOSED TO OWN THOSE
19 PROPERTIES. WHAT THIS IS SUPPOSED TO SHOW YOU IS THAT THEY
20 MAKE NUMEROUS MISTAKES IN LEGAL DESCRIPTIONS OF PROPERTIES.

21 NOW, THE POOR PERSON THAT DOESN'T KNOW
22 THAT YOU CAN GO DOWN AND DEMAND TO PICK THIS PROPERTY UP
23 FROM THE CITY ONCE THEY SAY THEY HAVE RELEASED YOUR
24 DECLARATION OF SUBSTANDARD -- AND YOU HAVE TO CHECK TO SEE
25 IF IT'S LEGAL OR NOT BECAUSE THE COUNTY WILL NOT RECORD AN

1 ILLEGAL DOCUMENT OR IF IT DOESN'T CONTAIN THE PROPER
2 NUMBERS AND STUFF. SO THE PERSON SITTING THERE, THEY HAVE
3 A VERBAL FROM THE INSPECTOR THE PROPERTY'S BEEN TAKEN CARE
4 OF. WE'RE GOING TO RECORD THIS FOR YOU. SO YOU BELIEVE
5 THE INSPECTOR. YOU GO ALONG FINE.

6 MAYBE A COUPLE OF YEARS LATER SOMETHING
7 HAPPENS, YOUR PROPERTY SEEMS TO GO BAD. IT'S USUALLY A
8 YEAR OR SO LATER. THE INSPECTOR COMES OUT AND HE WRITES
9 YOU UP AGAIN. YOU GO THROUGH THE PROCESS, BUT THIS TIME HE
10 HAS THIS DOCUMENT THAT'S BEEN RECORDED FOR OVER A YEAR AND
11 YOU THOUGHT IT WAS TAKEN OFF OF YOUR PROPERTY. THEREFORE,
12 WHEN YOU GO IN FRONT OF THE JUDGE -- I'VE NEVER LET
13 ANYTHING GO THAT FAR. WHEN THESE PEOPLE GO IN FRONT OF THE
14 JUDGE, HE CAN TELL THE JUDGE -- WHEN HE WAS SITTING UP
15 HERE, MR. REISMAN WAS SITTING UP HERE SAYING SOME OF THESE
16 CASES ARE FOUR YEARS OLD. I CAN HARDLY BELIEVE THAT. NOW,
17 THE DOCUMENT MIGHT BE FOUR YEARS OLD WHEN THEY FIRST
18 RECORDED IT, AND THE DECLARATION OF TERMINATION WAS NEVER
19 RECORDED PROPERLY. I CAN BELIEVE THAT.

20 AND THEY CAN SAY TO THE JUDGE, "LOOK
21 HERE, YOUR HONOR, WE RECORDED THE SUBSTANDARD ON THIS
22 PROPERTY FOUR YEARS AGO." SURE THEY DID. THE GUY CLEANED
23 IT UP AND YOU WERE SUPPOSED TO RECORD A DECLARATION THAT
24 YOU TOOK IT OFF. DIDN'T HAPPEN. I MYSELF HAD ONE DONE TO
25 ME THAT WAY. MY SON-IN-LAW, I TRIED TO GET HIM TO COME AND

1 TESTIFY BECAUSE HE HAD ONE DONE. HE SAID, "NO WAY. IF YOU
2 WANT ME TO TESTIFY, YOU'RE GOING TO HAVE TO SUBPOENA ME.
3 I'M GOING TO BE IN TOWN A LONG TIME. HE'S A YOUNG GUY, 22
4 YEARS OLD. HE SAYS, "I DON'T WANT TO GET INVOLVED IN THIS.
5 JUST SUBPOENA ME AND I WILL TELL THE TRUTH."

6 I HAVE ANOTHER FRIEND THAT WHAT HE DID
7 WAS HE JUST LOOKED IT UP, AND HE SAID, "THIS IS WRONG." HE
8 JUST TOOK SOME WHITE-OUT, WHITED OVER IT, TYPED IT IN AND
9 RECORDED IT. THEN HE GOT A CALL FROM, I BELIEVE IT WAS
10 MARY AT CITY HALL, SAYING "YOU CAN'T DO THAT." HE SAID,
11 "WELL, IF YOU ISSUED THIS TO ME IN GOOD FAITH, I FEEL THAT
12 I HAVEN'T DONE ANYTHING WRONG," AND THAT WAS THE END OF THE
13 CONVERSATION. BUT I JUST WANTED TO BRING THAT UP, WHY SOME
14 OF THESE PEOPLES' CASES, WHEN THEY CAN REALLY SAY THEY'VE
15 BEEN TWO YEARS CLEANING IT UP BECAUSE OF WHAT'S GOING ON.

16 ANOTHER THING IS, WHEN MR. MARTINET SAID
17 THAT HE KEPT FILES ON THOSE PROPERTIES THAT THEY CLEARED
18 THE SUBSTANDARDS ON, I FIND THAT HARD TO BELIEVE. HE'S
19 EITHER LYING HERE OR HE'S LYING TO THE PEOPLE THAT HAVE RUN
20 INTO THIS PROBLEM OF THIS NOT BEING RECORDED AND ASKING FOR
21 A COPY OF IT TODAY. WHEN THEY SAY, "WE DON'T KEEP COPIES
22 OF OLD FILES. THEREFORE, WE'LL HAVE TO GO OUT AND HAVE TO
23 REINSPECT YOUR PROPERTY AGAIN." AND HE'S EITHER MAKING A
24 STATEMENT TO THE PEOPLE WHO ARE ASKING THAT THAT'S WRONG OR
25 HE MADE A FALSEHOOD HERE.

1 I ALSO HAVE A LETTER -- I COULDN'T GET
2 THIS GUY TO COME IN AND TESTIFY, BUT I GOT HIM TO WRITE A
3 LETTER IN HIS OWN HANDWRITING. HIS PENMANSHIP IS NOT GOOD
4 BUT I HAVE THE ORIGINAL AND COPIES FOR WHOEVER WANTS ONE.
5 HE LIVED IN THE HOUSE THAT IS -- WAS AT THE TIME HE LIVED
6 THERE, AND UNLESS IT'S CHANGED HANDS IN JUST THE LAST FEW
7 DAYS, STILL IS OWNED BY ONE OF THE CITY COUNCIL MEMBERS.

8 AND WHEN MR. BOOKER SAID THAT SOMETIMES
9 THESE THINGS ARE FOUND BY -- THESE DEPLORABLE CONDITIONS --
10 BY A GUY DRIVING BY, IF ANY OF THE CITY INSPECTORS HAVE
11 EVER BEEN DOWN THE STREET, THEY WOULD -- ACTUALLY, IT'S A
12 TWO-STORY AND IT STICKS OUT OF THE GROUND. THAT'S THE
13 ABSOLUTE TRUTH AS FAR AS THAT PHOTO.

14 ALSO, WE HAVE SOME PHOTOS HERE THAT WILL
15 SHOW -- THIS IS OF THE SAME PROPERTY. THIS IS SOMETHING
16 THAT APPARENTLY THE CITY INSPECTOR CAN'T SEE FROM THE
17 STREET, BUT WHEN I STOOD ON THE OTHER SIDE OF THE STREET
18 AND LOOKED AT IT, I COULD SEE IT. I WASN'T DRIVING VERY
19 FAST BECAUSE YOU HAVE TO STOP JUST TO KEEP FROM PASSING
20 THIS PLACE. THIS IS NOW CURRENTLY OWNED BY A CITY
21 COUNCILMAN, LIKE I SAID, UNLESS IT'S CHANGED HANDS IN THE
22 LAST FEW DAYS. I DON'T THINK IT DID.

23 THE CHAIR: MAY I INTERRUPT FOR A MOMENT. I SEE
24 AN ADDRESS OF 7607. WHAT STREET IS THAT?

25 MR. DEITCH: THAT WOULD BE IRA STREET. I-R-A.

1 YOU WERE TALKING ABOUT SELECTIVE
2 PROSECUTION. WE ARE TALKING ABOUT SELECTIVE
3 NONPROSECUTION. THIS HERE IS A DWELLING AT A REAR WHERE
4 THE SAME COUNCIL MEMBER LIVES, AND THAT'S ONE OF THE PLACES
5 THERE.

6 I DIDN'T HAVE TIME TO LOOK UP EVERYTHING
7 THE CITY OWNS AND GO TAKE A PICTURE OF IT. I GOT A PICTURE
8 OF ONE OF THEM. IT'S BASICALLY A PRETTY NICE PLACE. IT'S
9 CLEAN. BUT SOME OF THE THINGS THAT THEY CITE THE PEOPLE
10 THAT'S BEEN UP HERE FOR AND ARE WILLING TO PUT THEM IN JAIL
11 FOR IS NO PAVED PARKING. THERE'S NO PAVED PARKING ON THAT
12 HOUSE. THERE ARE ALSO -- THIS GARAGE DOOR HERE IS BUSTED.
13 IF THAT WAS OWNED BY SOMEONE IN THE AUDIENCE, THEY WOULD
14 HAVE BEEN IN TROUBLE FOR IT. ALSO, THAT WIRE HANGING DOWN
15 IS CAUSE ENOUGH FOR ONE OF THE INSPECTORS TO SAY DANGEROUS
16 ELECTRICAL WIRING. AND TO A JUDGE IT REALLY SOUNDS BAD.

17 MS. DAVIS: THIS IS CITY PROPERTY?

18 MR. DEITCH: THE CITY OWNS THIS. THIS IS OWNED
19 BY THE CITY. BASICALLY THAT'S NOT A BAD LITTLE HOUSE.

20 I HAVE PICTURES OF TWO PROPERTIES HERE
21 THAT I BELIEVE ARE AT LEAST THREE BUILDINGS TOGETHER.
22 THERE'S PICTURES I BELIEVE THAT -- THIS ONE HERE GOES WITH
23 THIS. I NEED -- I DON'T WANT TO GIVE ANY ADDRESS OR NAMES
24 ON IT BECAUSE IT'S IRRELEVANT. BUT BASICALLY THEY WANT TO
25 SIT IN THE FRONT ROW IN THE CITY COUNCIL AND TELL THEM HOW

1 GREAT THEY ARE YEAH, AND BOO TO EVERYBODY OUT THERE. THIS
2 IS HOW YOU CAN LEAVE YOUR PROPERTY, BUSTED UP DRIVEWAY.
3 THE HOUSE IN DISREPAIR.

4 MS. DAVIS: IS THE ADDRESS YOU HAVE ON THE
5 MAILBOX, IS THAT THE SAME AS THIS ONE?

6 MR. DEITCH: NO. NO, IT'S NOT.

7 THIS IS ANOTHER PERSON THAT LIVES ON THE
8 SAME STREET THAT IS ALSO A CHEERLEADER. NO PAVED PARKING.
9 THE HOUSE SITS ON PIERS. I DON'T SEE ANY STREAM DOWN THERE
10 TO KEEP RATS OR WHATEVER ELSE DOWN THERE. BUT LIKE I SAY,
11 IF THESE PEOPLE WANTED TO GET IN THE FRONT ROW OF CITY
12 COUNCIL AND REALLY RAISE HELL AND SAY HOW GREAT THEY WAS,
13 THEY WOULDN'T HAVE A PROBLEM.

14 THIS HERE IS PICTURES OF A PROPERTY, A
15 GENTLEMAN THAT SITS ON THE REHAB APPEALS BOARD IN THE CITY
16 OF BELL GARDENS. NOW, AGAIN, IF YOU DO WHAT YOU'RE TOLD,
17 YOU CAN DO PRETTY MUCH WHAT YOU WANT. WE HEARD PEOPLE
18 EARLIER TODAY TALKING ABOUT GRASS, DIDN'T HAVE MUCH GRASS
19 IN THE YARD. HERE'S A PICTURE OF THE GUY'S FRONT YARD. HE
20 HAS ABSOLUTELY NO GRASS AT ALL. THESE ARE, FROM WHAT I
21 COULD SEE, A COUNCIL MEMBER'S PROPERTY. THE HOUSE LOOKS
22 LIKE ITSELF IS IN PRETTY GOOD SHAPE. DOESN'T NEED TO BE
23 PAINTED OR ANYTHING LIKE THAT.

24 ONE OF THE THINGS THAT THE CITY WON'T
25 LET EVERYBODY ELSE DO IS YOU CANNOT HAVE RIBBON PARKING.

1 YOU HAVE TO HAVE SOLID CEMENT. THAT LITTLE TRAILER THAT'S
2 SITTING RIGHT THERE, BEING THAT IT'S NOT ON THE CEMENT,
3 WOULD BE ENOUGH FOR THE CITY TO WRITE ME A LETTER TELLING
4 ME THAT IF I KEEP ACQUIESCENCING IN THE PRESENCE OF MY
5 TENANT, I'LL BE IN TROUBLE. YOU CAN'T PARK ANYTHING WITH A
6 LICENSE ON IT LIKE THAT, ACCORDING TO CITY OFFICIALS.

7 I HAVE SOME PICTURES FROM THE BACKYARD
8 OF THIS GENTLEMAN'S HOUSE.

9 THE CHAIR: EXCUSE ME, MR. DEITCH. I SEE A -- I
10 WANT FOR THE RECORD TO MAKE SURE WE KNOW WHAT WE'RE TALKING
11 ABOUT. THE PERSON THAT'S ON THE REHAB BOARD, IS THIS
12 THE --

13 MR. DEITCH: THE PERSON THAT'S ON THE REHAB
14 BOARD, THIS IS HIS HOUSE.

15 THE CHAIR: THAT IS THE ONE THAT HAS THE ADDRESS
16 5517.

17 MR. DEITCH: YES.

18 THE CHAIR: LET THE RECORD REFLECT THAT.

19 MR. DEITCH: YES. THERE'S ANOTHER PICTURE
20 COMING IN WITH NO GRASS WHATSOEVER IN THE YARD. AND
21 THERE'S ONE THERE THAT'S A RIBBON DRIVE. HE DON'T PICK UP
22 HIS NEWSPAPER, WHICH WE'RE FORCED TO DO. THESE HERE ARE
23 PICTURES OF THIS GENTLEMAN'S BACKYARD THAT I WOULD SAY IS
24 PROBABLY AT LEAST A QUARTER ACRE. AND THE TRASH AND THE
25 DEBRIS -- AND HE DOES PRETTY GOOD. WHEN HE GETS A BIG PILE

1 OF IT, HE JUST THROWS A BLUE TARP OVER IT SO NOBODY WOULD
2 SEE IT. AND MACHINERY AND STUFF IN HIS BACKYARD. AND WHAT
3 IS REALLY, REALLY WEIRD ABOUT THIS, THE PERSON'S PROPERTY
4 THAT I'M STANDING ON, THEY'RE GOING TO PUT HIM IN JAIL
5 BECAUSE HE'S NOT TAKING CARE OF HIS PROPERTY, BUT HE
6 DOESN'T KNOW THAT THE PERSON THAT SITS ON THE REHAB APPEALS
7 BOARD OWNS THIS. I DO. I MADE IT MY BUSINESS TO KNOW.

8 MR. MONTEZ: WOULD YOU REPEAT THAT.

9 MR. DEITCH: THE PERSON'S PROPERTY THAT I WAS
10 STANDING ON TO TAKE THOSE PICTURES, THE CITY IS NOW
11 THREATENING HIM WITH JAIL TIME BECAUSE HIS PROPERTY IS
12 SUBSTANDARD ACCORDING TO THEM. AND I --

13 MR. COOPER: WHO TOOK THE PHOTOS OF THAT
14 PROPERTY?

15 MR. DEITCH: I DIDN'T TAKE ANY PHOTOS OF THAT
16 PARTICULAR PROPERTY. BUT THIS IS THE BACKYARD OF THE MAN
17 THAT SITS ON THE REHAB APPEALS BOARD. HE'S THE ONE THAT
18 PASSES JUDGMENT ON SOMEBODY ELSE.

19 THE CHAIR: DO YOU KNOW IF THAT PERSON LIVES ON
20 THAT PROPERTY?

21 MR. DEITCH: YES, HE DOES. HE LIVES THERE. AND
22 ANOTHER REASON WHY HE DOESN'T GET BOTHERED THAT MUCH IS
23 BECAUSE HE'S A SENIOR CITIZEN. HE GOES TO ALL THE SENIOR
24 CITIZEN MEETINGS, AND HIS VOICE IS WELL RESPECTED, ALONG
25 WITH THOSE TWO THAT I TOLD YOU ABOUT, THOSE CHEERLEADERS

1 THAT SAT IN THE FRONT ROW. THE GENTLEMAN THAT THEY HAVE
2 SITTING AS THE CHAIRMAN OF THE REHAB APPEALS BOARD IS ALSO
3 A REAL ESTATE AGENT, AND HE SENT OUT A LETTER TO EVERYBODY
4 IN THE CITY. IT WAS ACTUALLY A LETTER TO SOLICIT LISTINGS,
5 WITH IT STAMPED ON THE FRONT OF IT WITH ZONING INFORMATION
6 INSIDE. THE INFORMATION WAS "CALL THE CITY HALL IF YOU
7 WANT TO KNOW ANYTHING."

8 THESE -- IT'S HORRENDOUS OF THE THINGS
9 THESE GUYS DO. IT'S REALLY HORRENDOUS. BUT GIVEN MORE
10 TIME, I COULD HAVE TAKEN A LOT MORE PICTURES. BUT IT'S
11 VERY EXPENSIVE AND IT TAKES A LOT OF TIME.

12 THE CHAIR: MR. DEITCH, REGARDING THESE TARPS,
13 HOW IS THAT YOU KNOW WHAT'S UNDERNEATH THEM?

14 MR. DEITCH: I DON'T KNOW WHAT'S UNDERNEATH
15 THEM. I'M JUST LOOKING AROUND AT WHAT'S THERE. I WOULD
16 ASSUME THAT YOU WOULD COVER UP SOMETHING THAT WAS WORSE
17 THAN SOMETHING THAT WAS LESS EXPOSED, WHEN I ONLY SEE TRASH
18 IN THE YARD. MAYBE I SHOULDN'T ASSUME THAT.

19 THE CHAIR: ARE THESE PICTURES TO BE ENTERED
20 INTO THE RECORD?

21 MR. DEITCH: YES.

22 I WOULD LIKE THAT LETTER ENTERED INTO
23 THE RECORD, TOO.

24 THE CHAIR: YES.

25 MR. DEITCH: THE ORIGINALS ONES.

1 THE CHAIR: RIGHT. AND THEN THE -- AS WELL AS
2 THIS OTHER LETTER REGARDING THE PROPERTY.

3 MR. DEITCH: YES, THAT IS TO SHOW THAT THEY DO
4 MAKE MISTAKES. THAT WAS SIGNED BY THE CITY MANAGER.
5 THEY'VE EITHER GOT A LOT OF INCOMPETENCE UP THERE, OR THEY
6 JUST REALLY WANT TO ANGER A LOT OF PEOPLE.

7 I ALSO WOULD LIKE TO SAY THAT I'VE HEARD
8 OTHER PEOPLE TALK ABOUT THE INDIGNITIES THAT THEY SUFFER
9 WHEN THEY GO INTO CITY HALL. I WENT INTO CITY HALL TO ASK
10 A QUESTION RELATIVE TO ZONING AND STOOD AT THE COUNTER, AND
11 I TIMED IT BECAUSE I KNEW I WAS GOING TO HAVE A PROBLEM, AN
12 HOUR AND 45 MINUTES. A LITTLE GIRL TOLD ME SEVERAL TIMES,
13 "I TOLD HIM YOU'RE HERE." FINALLY I SAID IN A LOUD ENOUGH
14 VOICE, "IT DON'T MATTER. I'LL BE HERE UNTIL CLOSING TIME.
15 I'VE GOT TO HAVE THE INFORMATION TODAY." THEN A FEW
16 MINUTES LATER HE COME AND ANSWERED WHAT I NEEDED TO KNOW,
17 WHICH TOOK LESS THAN THREE MINUTES.

18 THEY SPENT \$100,000 OF TAXPAYERS' MONEY
19 TO TEACH THE EMPLOYEES HOW TO BE A NICE PERSON, AND THEY
20 USED IT UNDERNEATH THE GUISE OF HOW TO THINK OR ACT LIKE OR
21 TALK TO MINORITY PEOPLE. BUT IT WAS BASICALLY "WHY DON'T
22 YOU TREAT PEOPLE THE WAY YOU WANT TO BE TREATED?" BUT THEY
23 SPENT \$100,000 TO DO THAT. AND I DON'T SEE THAT IT'S
24 HELPING OUT THERE ON THE STREET.

25 THE CHAIR: HOW DO YOU KNOW ABOUT THIS \$100,000

1 EXPENDITURE?

2 MR. DEITCH: AT A CITY COUNCIL MEETING THEY
3 APPROPRIATED THE FUNDS TO DO THAT, WHICH, OF COURSE, THERE
4 WAS AN UPROAR THAT WAS GOING ON. THEY SAID, "WE'D
5 BETTER -- MAYBE WE DO HAVE A PROBLEM."

6 THE CHAIR: THAT WAS TO HELP THE CITY EMPLOYEES
7 COMMUNICATE WITH MINORITIES?

8 MR. DEITCH: TO HELP -- THAT IS WHAT I WAS
9 GETTING OUT OF IT.

10 THE CHAIR: DO YOU KNOW WHO THEY HIRED TO DO
11 THAT, WHERE THAT PERSON WAS FROM? WHAT ENTITY?

12 MR. DEITCH: I DON'T HAVE THE DOCUMENT IN FRONT
13 OF ME, BUT I BELIEVE IT WAS CHICAGO.

14 THE CHAIR: FROM CHICAGO?

15 MR. DEITCH: IT WAS A FIRM FROM CHICAGO, I
16 BELIEVE.

17 THE CHAIR: CHICAGO, ILLINOIS?

18 MR. DEITCH: YES.

19 I GUESS THAT'S ALL I HAVE TO SAY.

20 THE CHAIR: ANY QUESTIONS, MISS DAVIS?

21 MS. DAVIS: NO.

22 THE CHAIR: MR. COOPER?

23 MR. DEITCH: I THINK THE PICTURES PRETTY MUCH
24 SPEAK FOR ITSELF.

25 MS. DAVIS: DO YOU LIVE IN BELL GARDENS?

1 MR. DEITCH: YES, I DO, AT THIS TIME.

2 THE CHAIR: WELL, THANK YOU, MR. DEITCH, AND I
3 CERTAINLY APPRECIATE ON BEHALF OF THE PANEL HERE NOT ONLY
4 YOUR TIME AND YOUR PATIENCE FOR COMING HERE TODAY, BUT FOR
5 PROVIDING US WITH THESE EXTRAORDINARY EXHIBITS.

6 MA'AM, DO YOU HAVE A STATEMENT TO MAKE?
7 IF YOU WOULD PLEASE INTRODUCE YOURSELF FOR THE RECORD.

8 MS. SANCHEZ: MY NAME IS THERESA SANCHEZ AND I
9 HAVE BEEN A RESIDENT IN BELL GARDENS SINCE 1956.

10 THE REASON I'M HERE IS BECAUSE I FEEL
11 VERY STRONGLY THAT THE COUNCIL MEMBERS, INCLUDING THE
12 MAYOR, HAVE VIOLATED MY RIGHTS AS TO FREEDOM OF SPEECH. AT
13 A MEETING OF THE CITY COUNCIL, WHICH IS SUPPOSED TO BE OPEN
14 TO THE PUBLIC, WE'RE SUPPOSED TO BE ABLE TO VOICE OUR
15 OPINION, I WAS THROWN OUT. THEY SENT TWO POLICE OFFICERS
16 UP THERE TO PUT ME OUT.

17 HE DIDN'T SAY, "WOULD YOU PLEASE ESCORT
18 THIS LADY OUT." SOMETHING POLITE. NO. HE SAID, "THROW
19 HER OUT." AND THAT WAS SHELBY WHO DID THAT; HE WAS MAYOR
20 AT THE TIME. AND I HAVE BEEN INSULTED BY CLAUDE BOOKER WHO
21 MADE OBSCENE GESTURES AT ME THE SAME EVENING THAT I WAS
22 THROWN OUT OF THE COUNCIL CHAMBERS.

23 THE REASON THEY THREW ME OUT WAS BECAUSE
24 WHEN I WENT UP TO SPEAK, THEY WANTED ME TO USE A
25 TRANSLATOR. I TOLD THEM "I'M BILINGUAL. I CAN TRANSLATE

1 FOR MYSELF. I SPEAK BOTH LANGUAGES, ENGLISH AND SPANISH."
2 AND THAT WAS IT. "THROW HER OUT."

3 AND I'M NOT THE ONLY ONE. MANY, MANY
4 PEOPLE HAVE BEEN THROWN. THEY'VE BEEN INSULTED. THEY'VE
5 TRAMPLED ON OUR DIGNITY. THEY'VE TREATED US AS LESSER
6 HUMAN BEINGS SIMPLY BECAUSE WE ARE LATINOS. AND TO A
7 CERTAIN EXTENT, IT IS RACIAL. BUT A LOT OF PEOPLE THAT ARE
8 ANGLOS THAT HAVE LIVED HERE FOR YEARS HAVE BEEN MISTREATED,
9 TOO.

10 THE PLANNING COMMISSION, THEIR MAP TO ME
11 LOOKS LIKE A SIDE OF BEEF. YOU KNOW, HOW YOU DIVIDE IT
12 PORK CHOPS HERE AND SO ON. THEY HAVE NO REGARD FOR THE
13 PEOPLE THAT LIVE HERE. I HAVE A NEIGHBOR. SHE IS A
14 RETIRED CPA. THAT LADY HAS LIVED IN BELL GARDENS WAY LONG
15 BEFORE ME. SHE'S IN HER LATE SEVENTIES. SHE IS ILL AND
16 SHE TOLD ME IN SUCH A PITIFUL VOICE, "WHERE WILL I GO?"
17 FOUR WORDS THAT BROKE MY HEART. SHE HAS LIVED HERE LONGER
18 THAN ME. SHE SAID, "WHERE WOULD I GO? THIS IS MY HOME."

19 THEY'RE NOT JUST MISTREATING THE
20 LATINOS. THEY'RE MISTREATING ANYBODY AND EVERYBODY WHO
21 HAPPENS TO LIVE IN AN AREA THAT THEY WANT TO IMPROVE. HOW
22 CAN THEY IMPROVE THIS CITY WITHOUT ANY REGARD TO THE PEOPLE
23 THAT LIVE HERE? THEY'RE STILL CALLING US A MINORITY. HEY,
24 LOOK AROUND. I THINK WE'RE THE MAJORITY NOW. I THINK WE
25 DESERVE A LITTLE CONSIDERATION. AND IF WE HAVE BEEN ABLE

1 TO COHAB WITH ANGLOS, LATINOS, ORIENTALS -- I MEAN, WHY
2 DON'T THEY HAVE A LITTLE REGARD FOR US? WHY DON'T THEY
3 TREAT US LIKE HUMAN BEINGS?

4 I DIDN'T NEED TWO BIG SIX-FOOT POLICE
5 OFFICERS TO PUT ME OUT OF THERE. COME ON. I'M 63 YEARS
6 OLD. THEY COULD HAVE SENT A 120-POUNDER, FIVE FEET TALL,
7 AND THAT WOULD HAVE BEEN SUFFICIENT. NO. BUT THEY WERE SO
8 ABUSIVE. AND SHELBY, HE WOULDN'T TELL US "PLEASE BE
9 QUIET," OR HE COULD POUND WITH HIS GAVEL, RIGHT? HIS WORDS
10 WERE AND I QUOTE "SHUT UP" AT THE TOP OF HIS LUNGS. THAT
11 TO ME IS AN INSULT. YOU TELL YOUR DOG TO SHUT UP. YOU
12 DON'T TELL PEOPLE TO SHUT UP. YOU ASK THEM "PLEASE BE
13 QUIET. CLOSE YOUR MOUTH" OR "STOP TALKING." I MEAN, A
14 PERSON OF HIS POSITION SHOULD SHOW A LITTLE MORE FINESSE,
15 YOU KNOW.

16 AND MR. BOOKER AND MR. CUNNINGHAM, THEY
17 ARE GIVEN TO OBSCENE GESTURES WITH THEIR FINGERS, WITH
18 THEIR HANDS. I HAVE A LOT OF FAULTS, BUT I DON'T HAVE THAT
19 ONE. AND THEY DON'T CARE. THEY INSULT US. THEY DEGRADE
20 US. THEY THINK WE HAVE NO DIGNITY; WE HAVE NO RIGHT TO
21 LIVE HERE? WHY? HALF OF THE COUNCIL MEMBERS DON'T LIVE
22 HERE EITHER. I LIVE HERE. MR. SHELBY LIVES HERE. THEY
23 SHOULD INSPECT HIS PROPERTY. I'VE DRIVEN BY THERE. I
24 THINK IT'S SUBSTANDARD, BUT DOES ANYBODY HARASS HIM?

25 THE CHAIR: ARE YOU AWARE OF ANY REQUIREMENT

1 THAT A MEMBER OF THE CITY COUNCIL -- OR IN ORDER TO BE A
2 MEMBER OF THE CITY COUNCIL -- MUST RESIDE WITHIN THE CITY?

3 MS. SANCHEZ: THAT IS MY OPINION. BECAUSE I
4 FEEL THAT IF YOU ARE GOING TO HAVE A FEELING AS TO WHAT THE
5 COMMUNITY NEEDS, YOU SHOULD LIVE IN IT. THAT IS MY
6 PERSONAL OPINION.

7 THE CHAIR: I UNDERSTAND, BUT I --

8 MS. SANCHEZ: AND BEING THAT THEY DON'T LIVE
9 HERE, HOW ARE THEY GOING TO REALIZE WHAT OUR NEEDS ARE?
10 AND TO TELL YOU THE TRUTH, THEY DON'T CARE. THEY DO NOT
11 CARE. TO THEM, WE ARE -- I MEAN, TO ME, WHERE YOU'RE BORN
12 OR WHERE YOU CAME FROM, THAT'S A MATTER OF GEOGRAPHY. A
13 FEW HUNDRED MILES THAT WAY; A FEW THOUSAND MILES THIS WAY.

14 AND SIMPLY BECAUSE SOME OF THE LATINOS
15 WERE BORN ON THE OTHER SIDE OF THE BORDER, THAT WAS PLACED
16 THERE, WHAT MAKES THEM LESSER HUMAN BEINGS THAN THE OTHERS
17 THAT LIVE ON THIS SIDE? I DON'T UNDERSTAND THAT. I'M AN
18 AMERICAN CITIZEN. I WAS BORN HERE. BUT I'M A LATINA. I'M
19 A LATIN AMERICAN. I'M BICULTURAL, BILINGUAL, AND I'M PROUD
20 OF BOTH. I'M PROUD OF THIS COUNTRY BECAUSE IT DID A LOT
21 FOR ME. BUT MY ANCESTORS CAME FROM MEXICO. SO TO ME, I
22 HAVE RESPECT FOR BOTH COUNTRIES. AND THEY DON'T SHOW ANY
23 FOR LATINOS AT ALL. NONE. IF YOU WENT TO A COUNCIL
24 MEETING AND SAT IN THE BACK AND JUST OBSERVED, YOU WOULD
25 SEE HOW THEY TREAT US. THEY YELL AT US. THEY -- YOU KNOW,

1 IT'S NOT RIGHT.

2 THE CHAIR: AS I INDICATED PREVIOUSLY WHEN
3 MR. BOOKER WAS UP HERE, I INDICATED THAT I DID ATTEND A
4 COUNCIL MEETING. AND, QUITE FRANKLY, I WAS APPALLED AT
5 SOME OF THE GOINGS-ON THERE.

6 AT ANY RATE, MA'AM, I HAVE TO CUT YOU
7 SHORT BECAUSE WE DO HAVE SOME OTHER PEOPLE, AND IT'S
8 GETTING VERY LATE. THE REPORTER IS GETTING TIRED.

9 MS. SANCHEZ: SO AM I.

10 THE CHAIR: I DO WANT TO THANK YOU VERY MUCH FOR
11 YOUR ATTENDANCE AND FOR YOUR PARTICIPATION.

12 DO YOU HAVE ANY QUESTIONS?

13 MR. COOPER: ARE YOU TELLING US THAT IN A
14 COUNCIL PUBLIC MEETING WITH WITNESSES YOU WERE THROWN OUT,
15 NOT BECAUSE OF SOMETHING YOU SAID OR DID, BUT BECAUSE YOU
16 REFUSED TO USE A TRANSLATOR?

17 MS. SANCHEZ: YES. ALL I GOT TO SAY WAS THAT I
18 DIDN'T NEED THE TRANSLATOR AND --

19 MR. COOPER: THE DATE OF THAT. DO YOU KNOW WHAT
20 THE DATE WAS?

21 MS. SANCHEZ: NO, I DON'T. IT'S BEEN A WHILE
22 BACK. MAYBE THREE OR FOUR MONTHS AGO. OH, HE HAS IT ON
23 TAPE WHEN IT HAPPENED.

24 MR. COOPER: WE CAN GET THAT?

25 MS. SANCHEZ: YES, SIR. THERE WERE MANY PEOPLE

1 THERE. THE COUNCIL CHAMBERS WERE FULL. THAT'S ANOTHER
2 THING. THE COUNCIL CHAMBERS ARE VERY SMALL; THEY'RE NOT
3 ADEQUATE. SO IF YOU HAPPEN TO GET THERE A LITTLE LATE,
4 THEY CLOSE THE DOOR AND YOU CAN'T GET IN AT ALL.

5 THE CHAIR: IT PAYS TO BE ON TIME.

6 MS. SANCHEZ: WELL, I USUALLY AM. I TRY TO BE.

7 MS. DAVIS: FOR THE RECORD, MR. CHAIRMAN, I
8 WONDERED IF WHILE WE WERE DOING FURTHER RESEARCHING ON
9 THIS, IF WE COULD FIND OUT IF THE REQUIREMENT FOR RESIDENCY
10 IS A CONDITION OF ELECTION TO THE CITY COUNCIL OR WHATEVER
11 THE GOVERNMENT LEVEL IS. IF THAT'S A STATE REQUIREMENT OR
12 A STATE LAW OR IF IT'S DECIDED BY THE INDIVIDUAL ENTITY.

13 THE CHAIR: WE WILL HAVE THE STAFF GET INTO THAT
14 ISSUE.

15 MS. DAVIS: BECAUSE I KNOW IN THE CITY OF LOS
16 ANGELES EVEN THE COMMISSIONERS HAVE TO LIVE IN THE CITY.

17 MS. SANCHEZ: FOR ONE THING, THERE IS ONE LATINA
18 PERSON ON THE PANEL, ON THE CITY COUNCIL, AND SHE HAS NO
19 INTEREST IN OUR NEEDS AT ALL. NONE WHATSOEVER. SHE
20 HASN'T -- SHE -- AT FIRST SHE WAS ACTING LIKE SHE WAS GOING
21 TO BE HELPFUL TO US, AND THEN WHEN SHE WAS ELECTED TO THE
22 COUNCIL, THAT WAS IT. WE HAVEN'T HEARD FROM HER SINCE.
23 I'M REALLY HAPPY ABOUT THAT ACTUALLY. I HAVE TO BE HONEST
24 ABOUT THAT.

25 THE CHAIR: MISS SANCHEZ, AGAIN I HAVE TO

1 INTERRUPT YOU.

2 MS. SANCHEZ: THANK YOU.

3 THE CHAIR: SOMEBODY JUST STEPPED IN AHEAD OF
4 YOU. WHAT'S YOUR NAME?

5 MS. BARON: MY NAME IS MARY BARON.

6 THE CHAIR: MISS BARON, IF YOU'D HOLD ON ONE
7 MOMENT. I WOULD ASK THAT SEFERINO PACHECO STEP UP HERE.
8 RAMIRO MORALES, WOULD YOU STEP FORWARD, PLEASE?

9 WOULD YOU STATE YOUR NAME.

10 MR. PACHECO: MY NAME IS SEFERINO PACHECO. MY
11 COLLEAGUES CALL ME PACHECO. I STARTED A BUSINESS HERE IN
12 1950. MANY IMPROVEMENTS HAVE BEEN MADE IN BELL GARDENS.
13 I'VE SEEN THEM. IT BECAME A CITY. I WAS PROUD OF IT. THE
14 BICYCLE CLUB CAME INTO EXISTENCE. THEY MADE US A LOT OF
15 PROMISES. A LOT OF THEM HAVE BEEN CARRIED THROUGH.

16 BUT NOW WE'RE ALL SUSPECT. WHEN LULAC
17 CAME INTO TOWN, THEY WERE MEETING IN BELL. SO I OFFERED MY
18 OFFICE, MY SHOP HERE ON CLARA AND RAMISH, 6464 CLARA
19 STREET. I DIDN'T KNOW WHAT THE OUTCOME WAS GOING TO BE. I
20 TALKED TO MY WIFE ABOUT IT, AND I SAYS, "THERE'S TWO THINGS
21 THAT CAN HAPPEN, THE PEOPLE IN BELL GARDENS ARE GOING TO
22 LOVE ME; THEY'LL ELECT ME MAYOR IF I ASK FOR IT, BUT THE
23 CITY IS GOING TO CRUCIFY ME. THEY MAY EVEN KILL ME." AND
24 I HAVE BEEN THREATENED.

25 SINCE THEN MY SHOP HAS BEEN ROBBED.

1 THEY CATCH THE CROOKS. THEY LET THEM GO. AND THE
2 INFORMERS TELL ME THEY'RE GOING TO ROB ME, GO ROB MY HOUSE.
3 AND THEY DID, BUT THEY ROBBED THE NEIGHBOR, NOT MINE. THEY
4 MADE A MISTAKE. ONE OF THE THIEVES CAME BY WITH A KNIFE,
5 WAS GOING TO CUT MY THROAT. LATER ON THEY FELT SORRY FOR
6 ME, WHAT A NICE GUY I WAS; I DIDN'T CALL THE COPS.
7 SOMEBODY ELSE DID. BEFORE I EVEN KNEW, SOMEBODY ELSE HAD
8 CALLED THE COPS.

9 I WENT TO THE SENIOR CITIZENS COMMUNITY
10 CENTER. I'M A SENIOR CITIZEN BY THE WAY. I'M BETWEEN 70
11 AND 80. I'M AN OLD MAN. I'M THE OLDEST INDUSTRIALIST IN
12 BELL GARDENS, THE OLDEST. EVERYBODY ELSE MY AGE HAS
13 DECEASED. THEY'RE ALL NEWCOMERS. ONE OF MY FRIENDS CALLED
14 ME UP AND HE SAYS, "SEF, AREN'T YOU AFRAID? STAY AWAY FROM
15 THOSE COUNCIL MEETINGS." I DIDN'T GO TO A COUNCIL MEETING
16 'TIL ONE TIME I FOUND A LETTER IN THE GUTTER, AND I
17 NOTICED -- I TURNED IT OVER. I ALWAYS PICK UP THE TRASH
18 BECAUSE THEY'RE REAL HARD ON DEBRIS. I DON'T BLAME THEM
19 FROM BEING HARD ON DEBRIS. I DON'T BELIEVE IN FILTH.

20 BUT MY PROPERTY IS THE MOST BEAUTIFUL
21 PROPERTY ON THE STREET OF CLARA. THEY'RE UPDATED. I HAVE
22 A GARDENER, COMES TWICE A MONTH. I HAVE A CARPENTER THAT'S
23 A HANDYMAN, PAINTS, FIXES EVERYTHING. AND I EVEN GO THERE
24 AND DO THINGS. I EVEN CLIMB UP ON THE ROOF AT MY AGE
25 SOMETIMES. I'M WEAK. I DON'T LOOK WEAK BECAUSE I HAVE A

1 FULL HEAD OF HAIR AND IT'S DYED. SO I LOOK YOUNGER. I
2 ADMIT IT. EVERYBODY KNOWS THAT'S MY AGE. I HAVE A
3 GRANDDAUGHTER 46 YEARS OLD, AND SHE'S ALREADY A
4 GREAT-GRANDMOTHER UP IN VISALIA.

5 SO WHAT I AM ABOUT TO SAY: THIS IS A
6 CORRUPTED CITY. FROM THE BACK ALLEYS TO THE CITY HALL, ALL
7 THE WAY TO THE COURTS. WHAT THAT YOUNG MAN SAID A WHILE
8 AGO RIGHT THERE REFERS TO THE SAME THING THAT HAS HAPPENED
9 TO ME. WHEN IT HAPPENED TO ME, I THOUGHT I WAS THE ONLY
10 ONE THAT WAS A VICTIM. I SAID HOW CAN MY HOME BE
11 SUBSTANDARD? I HIRED A LAWYER. THEY SENT ME A PHONY
12 LETTER SAYING TO APPEAR AT A CERTAIN ADDRESS, A CERTAIN
13 ROOM. THAT WAS THE COURTHOUSE. THAT'S WHERE YOU PAY YOUR
14 TICKETS, 101.

15 SO HERE I AM IN LINE. I THINK MAYBE I
16 HAVE A BAD TICKET, MAYBE A PARKING TICKET. I DON'T KNOW.
17 BECAUSE KIDS TAKE OFF THE CITATIONS. SO THERE I AM. THERE
18 WERE TWO INSPECTOR LADIES. SOME PEOPLE DON'T LIKE THEM. I
19 LIKE THEM. THEY HAVE DONE ME NO WRONG. THEY CALLED ME
20 OVER AND AND THEY SAID, "AREN'T YOU PACHECO?" I SAID
21 "YEAH." THEY SAID, "WHAT ARE YOU DOING IN LINE? YOU
22 BELONG IN THERE."

23 SO WE TALKED BRIEFLY ABOUT MY PROPERTY,
24 AND THEY SAID, "YEAH, WE'VE SEEN YOUR PROPERTY. IT'S
25 BEAUTIFUL. THE ONLY PROBLEM IS THAT THE FENCE YOU HAVE,

1 IT'S TOO HIGH AND IT'S DILAPIDATED." I SAID, "THAT'S NOT
2 MY FENCE. THAT BELONGS TO THE NEIGHBOR."

3 "WELL, IT'S FACING YOUR PROPERTY. YOU
4 SHOULD FIX IT." I SAID, "DID YOU SEE OVER THE FENCE?"

5 "OH, YEAH," LIKE EVERYBODY SAYS.
6 NOBODY'S CONCERNED ABOUT SOMEBODY ELSE'S PROPERTY. SEE,
7 THEY WANT MY PROPERTY. THERE'S A REAL ESTATE MAN IN DOWNEY
8 BY THE NAME OF COOPER, AND THAT'S HOW I REMEMBER HIS NAME.
9 I SAW HIS NAME THERE. HE CAME OVER AND HE OFFERED ME HALF
10 A MILLION DOLLARS. I PAID 27,500. DO YOU KNOW WHAT THE
11 CITY'S GOING TO GIVE ME? NOTHING.

12 ANYWAY, THESE TWO LADIES TOLD ME, TWO
13 INSPECTORS; THEY'RE WOMEN. I'M NOT GOING TO MENTION NAMES.
14 THEY TOLD ME, "MR. PACHECO, WHY DON'T YOU SELL?" THEY
15 SAID, "EVENTUALLY THE CITY'S GOING TO CONDEMN YOUR PROPERTY
16 AND TAKE IT AWAY FROM YOU UNDER EMINENT DOMAIN." I SAID,
17 "BUT WHY?"

18 "BECAUSE THEY WANT YOUR PROPERTY. YOU
19 HAVE VALUABLE PROPERTY AND YOU HAVE REALLY NO NEED FOR IT.
20 IMAGINE WHAT THAT MONEY COULD DO FOR YOU. GO ON
21 VACATIONS."

22 YOU KNOW HOW I VACATION? GOING DOWN TO
23 THE BAR AND HAVING A DRINK OF BEER. I DON'T DRINK ANYTHING
24 ELSE BUT BEER. I DON'T SMOKE. I DON'T DRINK COFFEE. I'M
25 NOT A VICIOUS PERSON. WHY DO THEY HAVE TO DO THIS TO ME?

1 WHY? ONLY BECAUSE THEY WANT MY PROPERTY. NOW, MR. COOPER
2 CAME TO ME AND HE SAYS, "LOOK, MR. PACHECO, I HAVE
3 BEAUTIFUL PROPERTIES THAT I'M WILLING TO TRADE FOR THIS
4 PROPERTY. BECAUSE THEY WANT YOUR PROPERTY AND THE ONE NEXT
5 TO IT. THEY WANT TO BUILD AN INDUSTRIAL MALL."

6 NOW, WHY WOULD MR. COOPER WANT TO LIE TO
7 ME? YOU KNOW WHAT THEY'RE DOING? I WISH YOU'D GET AHOLD
8 OF OUR EX-COUNCILMAN, THE ONE THEY FIRED. HE WOULD TELL
9 YOU WHAT THEY'RE DOING.

10 THE CHAIR: WHAT'S HIS NAME, SIR?

11 MR. PACHECO: I TOLD YOU I NEVER MENTION NAMES.
12 GET MYSELF IN TROUBLE. EX-COUNCILMAN.

13 THE CHAIR: WE NEED TO KNOW WHO IT IS.

14 MR. PACHECO: ASK ANYBODY ELSE. HE WAS FIRED.

15 THE CHAIR: MR. PACHECO, AGAIN, WE HAVE TO LIMIT
16 YOU. I APOLOGIZE FOR THAT. IT'S GETTING VERY LATE.

17 I DO HAVE A QUESTION WITH RESPECT TO
18 THAT FENCE. IS THAT SITUATION STILL EXISTING, OR DID YOU
19 TEAR IT DOWN OR PAINT IT OR DO SOMETHING WITH IT?

20 MR. PACHECO: NO. IT'S STILL THERE.

21 THE CHAIR: ARE YOU BEING PROSECUTED FOR THAT
22 FENCE?

23 MR. PACHECO: NOT ANYMORE. THEY'VE LEFT ME
24 ALONE. THEY HAVE LEFT ME ALONE FOR A WHILE. AND I
25 BELIEVE -- SEE, I TALKED TO MR. BOOKER ABOUT THE SAME --

1 THEY CALL HIM -- COCONUT HEAD. THAT'S HIS NAME. IT CAME
2 UP IN A COUNCIL MEETING, THE LAST COUNCIL MEETING. THEY
3 CALL HIM COCONUT HEAD.

4 THE CHAIR: WELL, AGAIN --

5 MR. PACHECO: THAT'S NOT HIS NAME. WHICH HAS
6 BEEN IN EVERYBODY'S MOUTH TODAY. ACTUALLY, I WANT TO
7 REITERATE THAT THING HAS HAPPENED TO ME.

8 THE CHAIR: WE'RE NOT GOING TO LET YOU
9 REITERATE. I DO WANT TO SAY THANK YOU. I HAVE TO EXCUSE
10 YOU AT THIS POINT AND HAVE THE NEXT GROUP OF PEOPLE COME UP
11 HERE. AGAIN, THANK YOU VERY MUCH FOR YOUR TIME AND FOR
12 YOUR REMARKS.

13 MR. PACHECO: OKAY.

14 THE CHAIR: MAY WE HAVE MR. MORALES.

15 MR. MORALES, WOULD YOU INTRODUCE
16 YOURSELF, PLEASE. REMEMBER I'M LIMITING IT TO FIVE
17 MINUTES.

18 MR. MORALES: I'M RAMIRO MORALES AND I ONCE WAS
19 A VICTIM OF THE CITY OF BELL GARDENS. THEY FORCED ME TO
20 TEAR DOWN A WALL. I WROTE TO CITY OFFICIALS TO TERMINATE
21 MY SUBSTANDARD NOTICE. THAT WAS IN 1987. AND I HAVE A
22 LETTER HERE. AND THEY DIDN'T RESPOND. THEY SAID "JUST
23 SEND A LETTER," AND TO THIS DATE I HAVEN'T RECEIVED ANY
24 TERMINATION DOCUMENT FOR THE COUNTY RECORDER.

25 THE CHAIR: DID YOU MAKE ANY OTHER REQUESTS?

1 MR. MORALES: NO. I HAVE BEEN TO THE CITY
2 COUNCIL MEETINGS, AND THEY JUST TREATING THE PEOPLE REAL
3 BAD. I WAS THERE WHEN MRS. SANCHEZ WAS THROWN OUT BY THE
4 OFFICERS AND SAW ANOTHER MEETING ALSO THE SAME THING.

5 THERE IS SOMETHING GOING ON FOR
6 PROFIT-GAIN IN THIS CITY BECAUSE THEY HAVE A LOT OF
7 SUBSTANDARD HOUSES. THEY DON'T SOLVE WITH THE WHOLE CITY
8 SO THE VALUE GO DOWN, AND THE CITY COME WITH THE EMINENT
9 DOMAIN AND DESTROY THE HOUSES AND BUILD CONDOS. AND
10 SOMETHING ELSE THAT I KNOW THEY PLAN TO DO AND PROBABLY
11 SOME PEOPLE, YOU KNOW, PLANNING AHEAD, MAKING MONEY, YOU
12 KNOW. FINANCIAL GAIN.

13 I GUESS THAT'S IT.

14 THE CHAIR: HANG ON THERE A MINUTE. WE'LL ASK
15 MR. JERVIS, IF YOU HAND HIM THE MICROPHONE AND HE CAN
16 PRESENT HIS REMARKS.

17 MR. JERVIS: MY NAME IS DON JERVIS. I'M A REAL
18 ESTATE BROKER. I'VE BEEN IN THIS AREA ALL MY LIFE. I LIVE
19 IN A NEIGHBORING CITY, SIMILAR MAKE-UP OF THE PEOPLE LIVING
20 IN THE CITY. I'VE HAD A LOT OF EXPERIENCE WITH THE
21 SUBSTANDARD VIOLATIONS ON MANY CLIENTS' PROPERTIES,
22 INCLUDING MY OWN.

23 MY MAIN COMPLAINT ABOUT THEM IS THAT IN
24 COMPARISON TO OTHER CITIES IN THE SAME DEMOGRAPHIC AND
25 INCOME AND AGE OF PROPERTIES, THIS CITY SEEMS TO HAVE SUCH

1 AN INCREASINGLY HIGH NUMBER OF SUBSTANDARDS THAT IT DOES
2 LOOK A LITTLE BIT STRANGE WHEN YOU SAY HOW COULD THIS CITY
3 BE SO MUCH WORSE THAN THE NEIGHBORING CITIES. YOU KNOW,
4 THAT'S ONE THING THAT I'VE NOTICED.

5 THE OTHER THING WE'VE NOTICED, IT SEEMS
6 LIKE -- I OWN A PROPERTY IN BELL GARDENS THAT I RECENTLY
7 SOLD. I NEVER HAD A PROBLEM ON IT UNTIL THE SOLD SIGN WENT
8 UP -- OR A FOR SALE SIGN. IT SEEMS LIKE -- AND I DON'T
9 KNOW WHAT THE STATISTICS WOULD BE, BUT AN INCREDIBLE NUMBER
10 OF THE PROPERTIES ONCE A SIGN HAS GONE UP ON THE PROPERTY,
11 "FOR SALE," A SUBSTANDARD MANY TIMES SEEMS TO BE EN ROUTE
12 FOLLOWING, EVEN THOUGH THAT PROPERTY HAS SAT THERE FOR
13 YEARS IN THAT SAME CONDITION. BECAUSE ONCE YOU PUT A
14 PROPERTY FOR SALE AND IT'S SOLD AND THAT SUBSTANDARD IS
15 REPORTED, GUESS WHAT? THE OWNER CANNOT CLOSE ESCROW UNTIL
16 THEY DO WHATEVER THE CITY WANTS THAT'S ON THAT LIST. SO AT
17 THAT POINT AN OWNER'S HANDS BECOME TIED.

18 I HAVE PEOPLE CONSIDERING MARKETING WITH
19 NO SIGNS FOR FEAR OF -- THEY SAY, "I WANT TO GET THIS THING
20 SOLD. I DON'T WANT TO GET HAMMERED ON BECAUSE THIS PIECE
21 OF WOOD ISN'T PAINTED," OR WHATEVER. THE SERIOUSNESS OF
22 THE SUBSTANDARD, TO ME, IS SOMETHING THAT IS VERY CRITICAL,
23 IF THE CONDITION OF THE PROPERTY SHOULD BE IN A COMPLETE
24 DISREPAIR OR A HAZARDOUS CONDITION. WHEN YOU START TALKING
25 TO PEOPLE ABOUT BECAUSE THE GRASS ISN'T GROWING BECAUSE

1 THERE'S A BIG BEAUTIFUL TREE STOPPING THE SUN FROM MAKING
2 IT GROW, AND THEY WANT THEM TO MAKE GRASS GROW IN THAT
3 PARTICULAR LOCATION. TO ME, IT'S PUSHING IT A LITTLE BIT
4 TOO FAR. I COULD BE WRONG. IT'S JUST MY OPINION.

5 THE CITY HALL, ABOUT THE PROFITABILITY
6 GOING ON, I'VE HAD A LOT OF THINGS ON MY MIND. I'VE BEEN
7 VERY SUCCESSFUL IN 15 YEARS. I HAVE NO REASON TO COME HERE
8 AND PUT MYSELF ON THE LINE BECAUSE I DON'T LIKE THE FEAR OF
9 OR THE POSSIBILITY OF REPERCUSSIONS FROM, YOU KNOW, TALKING
10 AGAINST PEOPLE. BUT WHEN YOU SEE CITY BLOCKS OF OLD
11 PEOPLE, POOR PEOPLE, ETHNIC DOMAIN TAKEN AWAY, MOVED OUT OF
12 THE CITY FOR PRICES THAT MIGHT BE BELOW MARKET WHERE A
13 SHOPPING CENTER WAS SUPPOSED TO BE BUILT, THEN ALL OF A
14 SUDDEN YOU SEE A MEGA-CASINO GETS BUILT ON EMINENT DOMAIN
15 LANDS, I JUST ASK MYSELF THE SAME QUESTION: SINCE WHEN CAN
16 THE CITY TAKE ACRES OF LAND OF HOMES OF LOW INCOME PEOPLE
17 AND BUILD GAMBLING.

18 ONE OF THE LAST ISSUES IS WE HAVE MANY
19 AGENTS THAT HAVE BEEN TO THE CITY FOR PERMITS -- AND I MAY
20 PUT THIS IN THE REPORT FORTHCOMING BY A LADY GIVING A
21 STATEMENT. SHE WAS IN THE CITY HALL AWAITING BEHIND
22 ANOTHER OWNER TO GET SOME PERMITS ON PROPERTIES. BECAUSE
23 WHENEVER WE SELL PROPERTIES, WE PULL PERMITS TO SEE WHAT'S
24 IN RECORD, AND THE MAN AT THE COUNTER THERE WAS ASKING THE
25 CITY EMPLOYEE, "WHAT CAN I DO WITH MY PROPERTY TO SELL IT?"

1 I WANT TO KNOW WHAT CAN BE BUILT ON IT. SO WHEN I GO TO
2 SELL, I CAN TELL PEOPLE."

3 "SIR, YOU DON'T WANT TO SELL THE
4 PROPERTY. YOU DON'T WANT TO LIST WITH A BROKER. YOU DON'T
5 WANT TO PAY THOSE REAL ESTATE FEES." HE SAYS, "WE HAVE
6 SOMEBODY THAT WE CAN HAVE TALK TO YOU THAT CAN BUY THAT
7 PROPERTY FROM YOU AND YOU CAN SAVE ALL THOSE FEES. SO YOU
8 JUST HANG TIGHT AND WE'LL GET SOMEBODY TO CONTACT YOU."

9 THEN MY AGENT WENT UP TO THE COUNTER
10 AFTERWARDS AND SAID, "YOU DON'T LIKE US TOO MUCH, DO YOU?"
11 HE SAID, "WHAT DO YOU MEAN?"

12 "WELL, REAL ESTATE BROKERS, YOU DON'T
13 CARE FOR US TOO MUCH."

14 AND MR. BOOKER WAS A REAL ESTATE BROKER
15 AND STILL IS AND HAS MADE A LOT OF REMARKS TO STOCKBROKERS
16 AND OUTSIDE INTEREST AGENCY BROKERS, "DON'T LISTEN TO THEM.
17 THEY'RE ONLY OUT FOR THEIR OWN GOOD. THEY'RE ONLY OUT FOR
18 THEIR OWN POCKET." SOME OF THEM PROBABLY ARE, BUT NOT ALL
19 OF THEM. A LOT OF THEM CARE ABOUT THE PEOPLE THAT LIVE IN
20 THE COMMUNITY.

21 AND THE LAST THING IS THE REZONING
22 THAT'S GOING ON. I THINK THAT THE ISSUE OF THE SUBSTANDARD
23 NOTICE IN ALL THIS IS IT GETS PEOPLE GOING, INCLUDING
24 MYSELF, AND THE ONES -- BECAUSE THEY GIVE YOU A LIST OF TEN
25 THINGS TO DO AND YOU DO THE TEN THINGS, THEY COME OUT AND

1 INSPECT IT AND THEN THEY'VE GOT THREE MORE THINGS THEY WANT
2 YOU TO DO. YOU DO THREE MORE THINGS; THEN ALL OF A SUDDEN
3 THERE'S ONE MORE THING. YOU DO ONE MORE THING. "HOW MANY
4 MORE TIMES DO I HAVE TO COME OUT HERE TO THIS PROPERTY?"
5 IT'S LIKE "GIVE ME A CLEARANCE." AND THAT'S HAPPENED TO ME
6 ON TWO PROPERTIES OF MY OWN. WE'VE HAD TO GO BACK
7 NUMEROUS, NUMEROUS TIMES.

8 I'M NOT IN DISAGREEMENT WITH ALL THE
9 REQUESTS THEY MADE. IT'S JUST THE WAY IN WHICH THEY GO
10 ABOUT IT. THEY SHOULD DO IT IN ONE CLEAN SWEEP. YOU START
11 TO FEEL LIKE THEY'RE JUST ADDING AND ADDING AND ADDING.
12 THESE ARE ALL MINOR ITEMS, I THINK, WHEN I LOOK AT THIS
13 CITY AS A WHOLE. MAKE YOUR GRASS GROW. FIX YOUR DRIVEWAY.
14 TRIM YOUR TREE. THE BIGGEST INFRINGEMENT IN THE CITY IS
15 THE TRAGEDY IS JUST DISASTROUS. I DON'T UNDERSTAND WHAT
16 THE CITY IS TRYING TO DO, IF THERE IS SUCH A THING AS
17 BETTERMENT OF THE CITY.

18 THEY HAVE THIS THING CALLED REZONING
19 THAT THEY'VE DONE FOR THE BETTERMENT OF THE CITY, BUT IT
20 DESTROYS THE PROPERTY VALUES OF THE MAJORITY OF THE PEOPLE
21 THAT LIVE IN THE CITY. LIFETIME SAVINGS, PEOPLE KILLING
22 THEMSELVES, MAINTAINING THESE APARTMENT PROPERTIES, DEALING
23 WITH TENANTS FOR 30 YEARS. THEY COME ALONG WITH THE
24 REZONING PROPOSAL OUT OF SOMEWHERE. I DON'T KNOW WHERE OR
25 WHAT IT'S ABOUT.

1 I KNOW A MAN 80 YEARS OLD WHO'S OWNED
2 HIS PROPERTY IN THE CITY FOR I DON'T KNOW HOW MANY YEARS --
3 45, 30 YEARS. HE'S LIVING ON THE INCOME FROM THE PROPERTY.
4 NOW, THE REZONING IS SAYING THAT, YOU KNOW, IF YOU HAVE,
5 FOR EXAMPLE, A TEN-UNIT PROPERTY ON A LOT AND THAT
6 PARTICULAR LOT, IF IT WAS VACANT, COULD BE DEVELOPED INTO A
7 STANDARD, FOR EXAMPLE, FOUR UNITS. BUT YOU HAVE TEN UNITS,
8 WHICH YOU BUILT TO STANDARDS YEARS AGO.

9 THE REZONING THEY HAVE IMPOSED, THEY
10 SAID THEY'RE PUTTING A TIME LIMIT ON IT. FOR EXAMPLE, 20
11 YEARS. IN 20 YEARS THESE TEN UNITS THAT YOU HAVE WILL HAVE
12 TO BE DEMOLISHED OR DENSITY, REDUCED SOMEHOW DOWN TO FOUR.
13 SO YOU'VE GOT TEN. NOW THEY'RE PUTTING A TIME CLOCK IN
14 RESPECT THAT IN FOUR YEARS YOU HAVE TO DEMOLISH THEM AND
15 BRING THEM DOWN TO WHATEVER THE CODE IS.

16 NOW, YOU TRY TO SELL A PROPERTY TO
17 PEOPLE TELLING THEM THAT THERE'S TEN HERE NOW AND IN 20
18 YEARS YOU'VE GOT TO HAVE FOUR, OR IT MIGHT BE TWO IN 20
19 YEARS. THERE'S NO GRANDFATHER IN THIS CITY. THERE'S NO
20 PROTECTION ON ANYTHING YOU BUY OR BUILD. WHAT YOU'RE GOING
21 TO HAVE IN 10 OR 20 YEARS. SO THERE'S JUST BEEN MILLIONS
22 IN DOLLARS IN PROPERTY VALUES DEMOLISHED.

23 INDUSTRIALISTS ARE LEAVING THE CITY,
24 TRYING TO GET OUT OF THE CITY. NOBODY WANTS TO BUY IN THIS
25 CITY BECAUSE THEY HAVE A TREMENDOUS FEAR OF WHAT THOSE IN

1 THE POLITICAL ARENA ARE GOING TO DO.

2 MY UNCLE OWNS A SEVEN-UNIT. IN 20 YEARS
3 APPROXIMATELY THEY WANT HIM TO DEMOLISH IT DOWN TO TWO
4 UNITS. HE'S GOT A 30-YEAR LOAN ON THE THING. I JUST DON'T
5 UNDERSTAND THE SENSE OF IT, AND TO ME THAT'S A BIGGER
6 VIOLATION OF THE PEOPLE'S CIVIL RIGHTS, TAKING AWAY A
7 LIFETIME OF THEIR WORK AND THEIR EQUITY FOR THEIR CHILDREN
8 AND THEIR GRANDKIDS. THEY'RE GOING TO LIVE ON THESE
9 THINGS. THEY WERE GOING TO LEAVE THEM A TEN-UNIT; NOW
10 THEY'RE GOING TO LEAVE THEM A TWO-UNIT FOR THE GRANDKIDS.

11 THE CHAIR: DO YOU KNOW IF THESE REZONING ITEMS
12 WERE ACCOMPLISHED BY VOTE OR BY A MEETING FROM THE CITY
13 COUNCIL?

14 MR. JERVIS: THEY WERE VOTED IN BY THE CITY
15 COUNCIL. WE HAVE A TREMENDOUS -- THERE WERE 1500 PEOPLE --
16 AND I THINK IT WAS THIS AUDITORIUM. THERE WAS TELEVISION
17 CREWS, NEWSPAPER CREWS. THERE WAS PETITIONS SAYING "PLEASE
18 DON'T DO THIS." AND NOW I'VE HEARD -- I HAVEN'T CONFIRMED
19 WITH THE CITY -- THEY'RE BACKING OFF AND SAYING, "IF YOU
20 HAVE FIVE UNITS OR LESS, WE'LL LET YOU -- WE'LL LEAVE YOU
21 ALONE." TO ME, THEY'RE JUST TRYING TO DIVIDE. "IF YOU
22 HAVE SIX UNITS AND UP, WE'RE STILL GOING TO SLAM YOU IN 20
23 YEARS OR WHATEVER."

24 I'VE TALKED TO BANKERS ABOUT IT,
25 INVESTORS ABOUT IT, PROPERTY OWNERS ABOUT IT. IT'S JUST

1 ABSOLUTELY NOT EQUITABLE, AND I DON'T KNOW WHAT THEY CAN DO
2 ABOUT IT. I'VE HAD CONVERSATIONS WITH SENATOR TORRES ABOUT
3 IT. HE WAS THEN GETTING INVOLVED IN IT. BUT THE WHEELS
4 ARE POWERFUL; THE CITY HAS CERTAIN RIGHTS OF WHAT TO DO.
5 WHEN YOU HAVE 1500 PEOPLE STANDING OUT IN THE FREEZING COLD
6 FOR FOUR HOURS, EVERY SINGLE TESTIMONY IN FRONT OF THE CITY
7 COUNCIL IS "PLEASE DON'T DO THIS, AND THEN IT'S UNANIMOUS
8 VOTE, NO FURTHER CONSIDERATION, NO EXTENSIONS FOR FURTHER
9 INVESTIGATION, YOU KNOW, IT'S JUST STRANGE TO ME.

10 THE CHAIR: I UNDERSTAND.

11 MR. JERVIS: STRANGE.

12 THE CHAIR: MR. JERVIS, I HAVE TO CUT YOU OFF AT
13 THIS POINT.

14 MISS DAVIS, ANY QUESTIONS OF EITHER OF
15 THE GENTLEMAN?

16 MS. DAVIS: NO.

17 MR. COOPER: NO.

18 THE CHAIR: GENTLEMEN, THANK YOU VERY MUCH FOR
19 YOUR TIME AND FOR YOUR INPUT INTO THIS FORUM.

20 MISS BARON, BEGIN BY STATING YOUR NAME
21 FOR THE RECORD.

22 MS. BARON: MY NAME IS MARY ANN BARON. I LIVE
23 AT GARFIELD AVENUE IN THE CITY OF BELL GARDENS. I AM ONE
24 OF THE PROPONENTS OF THE RECALL PETITION ON THE BALLOT OF
25 DECEMBER THE 10TH, 1991.

1 THE REASON WHY I'M HERE IS TO MAKE A
2 FORMAL REQUEST TO YOUR COMMISSION TO MONITOR THE RECALL
3 ELECTION. THE REASON FOR THIS: RECENTLY AT THE
4 SEPTEMBER 17 SPECIAL ELECTION TO KEEP THE BELL GARDENS
5 POLICE, THERE WERE A NUMBER OF IRREGULARITIES. AMONG THEM
6 WERE PEOPLE CLAIMING THEY REQUESTED ABSENTEE BALLOTS BUT
7 DID NOT RECEIVE THEM. ABSENTEE BALLOT BOX WAS OPENED BY
8 THE TIME THE CITY OFFICIAL BEGAN COUNTING THE VOTES.
9 BALLOT BOXES WERE OPENED BEFORE THEY ARRIVED AT CITY HALL.
10 AND MOST IMPORTANT WAS THAT ONE OF THE BALLOT BOXES ARRIVED
11 TO CITY HALL TWO HOURS LATE. TWO HOURS LATE, WHEN THE
12 POLLING PLACE IS JUST FIVE MINUTES AWAY OR WITHIN WALKING
13 DISTANCE.

14 I FEEL THAT SINCE THE CITY COUNCIL'S
15 FUTURE IS ON THE BALLOT, THAT THERE WILL BE MORE
16 IRREGULARITIES, AND IT IS TO THE BEST INTEREST OF THE
17 PEOPLE OF BELL GARDENS AND TO THE DEMOCRATIC PROCESS THAT
18 WE HAVE AN HONEST ELECTION. THAT IS WHY I AM REQUESTING
19 YOUR COMMISSION TO GET INVOLVED IN ASSURING THAT WE HAVE A
20 CLEAN AND HONEST ELECTION ON TUESDAY DECEMBER 10, 1991.

21 THANK YOU VERY MUCH FOR YOUR TIME.

22 MR. COOPER: MR. CHAIRMAN, MAY I MAKE A MOTION,
23 SINCE WE ARE NOT AN INVESTIGATIVE AGENCY APPROPRIATE TO
24 THIS CLAIM, THAT WE REFER THIS IMMEDIATELY TO THE
25 DEPARTMENT OF JUSTICE FOR INVESTIGATION.

1 THE CHAIR: MISS DAVIS HAS SECONDED THAT MOTION,
2 AND WE OF THIS COMMITTEE WILL MAKE A REQUEST OF THE STAFF
3 THAT THE U.S. COMMISSION ON CIVIL RIGHTS IN WASHINGTON,
4 D.C., BE ADVISED OF THE MOTION. AND WE ARE FORMALLY
5 REQUESTING THE JUSTICE DEPARTMENT TO SEND OUT TO BELL
6 GARDENS ON THE 10TH OF DECEMBER OR FOR THE 10TH OF DECEMBER
7 ELECTION, WHICH SHALL INCLUDE ABSENTEE BALLOTS AS WELL,
8 MONITORS SO THAT ANY IRREGULARITIES THAT MAY OCCUR OR MAY
9 BE SUSPECTED TO BE OCCURRING CAN BE AVERTED.

10 AND LADIES AND GENTLEMEN, ALL OF YOU, I
11 WISH TO THANK YOU FOR YOUR ATTENDANCE HERE AND FOR YOUR
12 PARTICIPATION AND FOR YOUR ORDERLINESS. THOSE OF YOU IN
13 THE AUDIENCE AND THOSE OF YOU STILL HERE WHO PARTICIPATED
14 IN THIS FORUM BY GIVING US YOUR INFORMATION, I WANT TO
15 THANK YOU VERY MUCH.

16 AFTER REVIEWING THE RECORD, WE WILL MAKE
17 SPECIFIC RECOMMENDATIONS FOR ACTION THAT THE COMMISSION ON
18 CIVIL RIGHTS WILL HAVE TO TAKE ACTION ON. YOU WILL BE
19 INFORMED OF ANY DEVELOPMENTS THAT TAKE PLACE. AND I AGAIN
20 THANK YOU VERY MUCH FOR YOUR ATTENDANCE AND ALSO THANK THE
21 COURT REPORTER FOR HER INDULGENCE.

22 WE ARE TERMINATING THIS FORUM.

23 (ADJOURNED AT 6:15 P.M.)

24 * * * * *

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REPORTER'S CERTIFICATE

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I, ELIZABETH EGGLI, CSR NO. 6241, CERTIFIED
SHORTHAND REPORTER IN AND FOR THE STATE OF CALIFORNIA, DO
HEREBY CERTIFY:

THAT I TOOK IN SHORTHAND THE PROCEEDINGS IN THIS
MATTER, AND THE FOREGOING TRANSCRIPT IS A TRUE AND CORRECT
TRANSCRIPTION OF MY SHORTHAND NOTES.

I FURTHER CERTIFY THAT I HAVE NO INTEREST IN THE
OUTCOME OF THE ACTION.

WITNESS MY HAND THIS 20th DAY OF
December, 1991.

Elizabeth Eggli
ELIZABETH EGGLI, CSR NO. 6241
CERTIFIED SHORTHAND REPORTER IN
AND FOR THE STATE OF CALIFORNIA