



Minutes

Lakewood City Council

Adjourned Regular Meeting held
March 12, 2013

MEETING WAS CALLED TO ORDER at 6:04 p.m. by Mayor DuBois in the Executive Board Room at the Civic Center, 5000 Clark Avenue, Lakewood, California.

ROLL CALL: PRESENT: Mayor Diane DuBois
Vice Mayor Steve Croft
Council Member Ron Piazza
Council Member Todd Rogers
Council Member Jeff Wood

HOUSING ELEMENT OF THE GENERAL PLAN

In joint session with the Planning and Environment Commission, the City Council heard about the process for a required update of the Housing Element of the General Plan. Commissioners in attendance were: Jan McKinnon, Pete Samaniego, Ron Wade, and Chairman Vicki Stuckey.

*511-5
Housing
Element*

*510
General Plan*

Community Development Director Sonia Southwell explained that the Housing Element of the General Plan was required by State law to be updated every five years, and was last updated in 2010. She noted that recent legislative changes authorized a plan updated by October, 2013, to be renewed on an eight year cycle. She stated that due to the relatively new data on hand, it was possible to update the Housing Element in-house, rather than retain a consultant to do the work.

Senior Planner Paul Kuykendall reviewed the slide display and reported that a key part of the Housing Element update was the Regional Housing Needs Assessment (RHNA) number that was assigned to each city by the Southern California Association of Governments, a regional planning agency. He stated that the 2010 update established the City as a qualified jurisdiction in order to utilize a streamlined update process through the Department of Housing and Community Development (HCD). The streamlined process would provide for the review of only the areas of the Housing Element that had changed since the 2010 update.

Responding to questions from Vice Mayor Croft, Ms. Southwell confirmed that the site inventory analysis involved updating data for lots that had been developed since the adoption of the last Housing Element as well as looking at potential development sites across the City for any that might be underutilized and, although the City's Municipal Code provided a process for a developer to request a density bonus, there were currently sufficient sites available for affordable housing and such bonuses were not likely to be needed.

In response to a question from Commissioner Samaniego, Ms. Southwell stated that a density bonus would allow a developer to add a few more units above what would normally be allowed by zone, but the additional units have to be designated as affordable housing units.

HOUSING ELEMENT OF THE GENERAL PLAN - Continued

Council Member Wood questioned the benefit to a developer of using density bonuses. Mr. Kuykendall responded by stating that by adding affordable housing units, a developer could provide a smaller open space or smaller balconies than otherwise required.

City Attorney Steve Skolnik advised that the City was not obligated to facilitate the development of any sites, but only to ensure that sites were zoned and available to make such developments possible.

Mayor DuBois inquired about the variation in the RHNA numbers provided to different cities, and Council Member Piazza inquired if there was any relationship between the next set of RHNA numbers and the actual number of developments that get completed before they are assigned.

The City Attorney responded by stating that the computation process was so complicated it was impossible to contrast the numbers assigned to different jurisdictions and that the numbers appeared to be completely independent and not impacted by whether or not actual projects were developed.

Ms. Southwell noted that part of the process would require scheduling meetings for public participation.

Council Member Wood inquired about the goal of the workshops. The City Attorney stated that State law required the workshops to gather public input, even though turnout was generally not very large. Mayor DuBois suggested that one of the meetings be located at Palms Park to accommodate residents living farther away from the Civic Center.

In response to a question from Council Member Piazza, Mr. Kuykendall advised that the State regulations did not identify a specific number of meetings, instead instructing that a diligent effort be made to seek public participation.

Ms. Southwell concluded by stating that the draft of the Housing Element would be presented to the Planning and Environment Commission on April 4th and then forwarded to HCD for a 60-day review. She stressed the importance of completing the update and adoption process by the October 15, 2013 deadline in order to place the City on an eight-year update cycle.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor DuBois adjourned the meeting at 6:56 p.m.

Respectfully submitted,

Denise R. Hayward, CMC
City Clerk