



Minutes

Lakewood City Council

Adjourned Regular Meeting held
October 22, 2002

MEETING WAS CALLED TO ORDER at 5:30 p.m. by Mayor Van Nostran in the Executive Board Room at the Civic Center, 5000 Clark Avenue, Lakewood, California.

ROLL CALL: PRESENT: Mayor Larry Van Nostran
Vice Mayor Joseph Esquivel
Council Member Wayne Piercy
Council Member Todd Rogers
Council Member Robert Wagner

PRESENTATION ON BOEING'S PACIFICENTER@LONG BEACH

James Schulte, Project Manager for Boeing Realty Corporation, stated his team was in attendance to present new ideas for the project and to gather feedback from the City Council. He reported that based on feedback collected at meetings with affected groups, it had been suggested that the proposed project had too much dense residential and office space. In response, the project had scaled back the proposed residential and replaced some of the higher density units with single-family homes.

Council Member Wagner inquired about what school facilities were planned for the development and if consideration had been given to providing land for school sites. DeDe Soto, Boeing Realty, stated that they had met with Long Beach Unified School District officials and had been in contact with Lakewood's school consultant, but were still in the process of collecting data.

Pointing out that there was currently an inadequate number of seats available in existing schools, Council Member Rogers inquired if the developer would be willing to provide land for school sites. Mr. Schulte responded by stating that they had not evaluated that possibility, but were willing to work on the problem.

Council Member Wagner stated that the school space issue was a critical one as far as the City was concerned.

Ms. Soto stated they had set up four task forces that would continue to meet with government officials and concerned community groups to address issues such as schools, airport noise, and the quality of the project. She indicated their willingness to meet with any community organization that wanted more information on the project.

Ken Nilmeier, McLarnad Vasquez Emsiek & Partners, Inc., displayed aerial photographs of the project site and reviewed the siting and conceptual land use plan. He stated that there were 980 housing units on 75 acres with an additional 130 acres for non-residential uses. He advised that the plan still included areas for a limited amount of high-density housing and possibly a hotel use and supporting retail services.

PRESENTATION ON BOEING'S PACIFICENTER@LONG BEACH - Continued

Vice Mayor Esquivel inquired about the entrances to the project area. Mr. Nilmeier responded by showing the road to be located on Carson Street and aligned with the existing Lakewood Drive to provide access to the residential area of the project. He also pointed out the three signalized entrances that would provide access from the Lakewood Boulevard side of the project.

Responding to a question from Mayor Van Nostran, Mr. Schulte stated that the project was still in the ten-year range, but would depend on the absorption rate for commercial and residential properties. He also advised that the demolition would be accomplished soon and would include the high-rise building on the west side of Lakewood Boulevard.

Council Member Piercy asked about the phasing for the residential. Mr. Schulte responded by stating that the residential would probably be in the early phases of the project, but would depend upon market demand.

Council Member Rogers questioned whether additional residential may be substituted for commercial development if the demand for commercial did not emerge. Ms. Soto responded by stating that certain parameters of the project were set and that they were committed to a minimum amount of commercial development and would not be entitled to more residential development.

Ms. Soto displayed elevations showing the improvements to the landscaping along Lakewood Boulevard and stated that the groundbreaking was scheduled for November 13, 2002.

City Manager Howard Chambers inquired if there were any plans to extend the landscaping improvements north of Carson Street to the Long Beach/Lakewood boundary line. Ms. Soto stated she was not aware of any plan the City of Long Beach may have to improve that area.

Council Member Wagner, noting the large number of people requiring access to the residential area, inquired if consideration had been given to providing an alternate access route to the project from Paramount Boulevard. Mr. Schulte noted the concern and stated they would look into the matter.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Van Nostran adjourned the meeting at 6:02 p.m.

Respectfully submitted,

Denise R. Hayward, CMC
City Clerk