



# Minutes

## Lakewood City Council

Regular Meeting held  
August 28, 2007

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**MEETING WAS CALLED TO ORDER** at 7:30 p.m. by Mayor DuBois in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

**INVOCATION** was offered by Monsignor Joseph Greeley, St. Pancratius Catholic Church

**PLEDGE OF ALLEGIANCE** was led by Council Member Todd Rogers

**ROLL CALL: PRESENT:** Mayor Diane DuBois  
Vice Mayor Steve Croft  
Council Member Joseph Esquivel  
Council Member Todd Rogers  
Council Member Larry Van Nostran

### **ANNOUNCEMENTS AND PRESENTATIONS:**

Mayor DuBois announced that the meeting would be adjourned in memory of Woodrow "Woody" Smith, a former City Council Member and pioneering member of the Lakewood business community.

Mayor DuBois invited residents to attend the 2007 Patriot Day Concert to be held at Del Valle Park at 6 p.m. on September 11th. She noted that due to the concert, there would be no City Council meeting on September 11th.

### **ROUTINE ITEMS:**

VICE MAYOR CROFT MOVED AND COUNCIL MEMBER ROGERS SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 7.

- RI-1 Approval of Minutes of the Meeting held August 14, 2007
- RI-2 Approval of Personnel Transactions
- RI-3 Approval of Registers of Demands
- RI-4 Approval of Meeting Reports and Authorizations Pursuant to AB1234
- RI-5 Approval of Permit for Mayfair High School Homecoming Parade
- RI-6 Approval of Final Map for Tract No. 62736, 11124 Del Amo Boulevard
- RI-7 Authorization of Sole Source Purchase of COPS Technology Grant Computer Equipment

**ROUTINE ITEMS:** Continued

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Van Nostran, Esquivel, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

**1.1 • PARKING AND STORAGE OF VEHICLES IN RESIDENTIAL ZONES**

Mayor DuBois advised those in the audience of the procedure for those wishing to speak on this agenda item.

City Attorney Steve Skolnik advised that following the presentation of the Ad Hoc Committee's recommendations and questions from the City Council, the Mayor would open the public hearing and call upon those wishing to address the City Council regarding this issue, but would reserve audience questions until the close of the hearing. He stated that the ordinance proposed for introduction would amend certain parking provisions of the Lakewood Municipal Code, but would also require a second reading scheduled for September 25th. He noted that also proposed for action was adoption of a resolution which would make changes to the on-street parking permit system; approval of a negative declaration as required by the California Environmental Quality Act; and approval of an extension of the temporary rules suspending current on-site regulations until the new ordinance would go into effect.

Community Development Director Jack Gonsalves displayed slides showing different lot configurations representing about 90 percent of those found in the City with the impacts of both existing and proposed parking regulations for each. He showed examples of parking scenarios that were permitted and not permitted, as well as types of commercial vehicles and trailers that would be allowed and not allowed. He provided a brief comparison of the parking permit process regulations and the proposed changes and reviewed the hardship exception process.

Council Member Rogers stated that after the November 2006 election, the City Council had begun to review existing codes pertaining to parking and had ultimately formed the Ad Hoc Committee. He identified the development process as difficult but fulfilling and involving many meetings and much debate. The Committee heard more than 30 hours of public testimony, met with a focus group containing representatives from both sides of the issue, looked at policies in other cities, conducted a visual survey of Lakewood neighborhoods, and researched Good Sam Club recommendations. He noted that the objectives of the Committee were to achieve fairness while carrying out the will of the voters; to respect private property rights in the face of those who feel strongly that all such vehicles were a blight; and the ultimate obligation to maintain the quality of life in Lakewood neighborhoods. He concluded by stating that although the Committee had recognized that it would not be possible to address every property configuration or situation, he felt that they had crafted the best set of regulations possible.

**1.1 • PARKING AND STORAGE OF VEHICLES IN RESIDENTIAL ZONES – Cont.**

Council Member Van Nostran stated that the issue had been developing over the past 30 years, and that although the City Council had brushed it before, no answer had been found that could appease everyone. He noted that there had been a tremendous amount of public input on this issue which the Committee had weighed in crafting the proposed ordinance. He noted that although the ordinance would address some of the concerns of those on either side of the issue, no single group got everything they wanted. He urged Lakewood residents to give the new regulations a chance to work, pointing out that if areas came to light where changes were needed, the City Council could re-open the issue.

Mayor DuBois opened the public hearing at 7:55 p.m. and called for anyone in the audience wishing to address the City Council on this matter. She introduced the City staff members in attendance available to meet with residents and answer questions regarding their specific circumstances.

Don Lee, Nancy Small, Darrell Schmidt, Rod Anderson, Bill McLaren, James Mora, John Westberg, John Keith, Vernon Preston, Johnny Viser, John Shepperd, Les Wolford, Jerry Rothery, Eileen Edgerton, Bob Clayton, Bob Wagner, Michael Joyce, Scott Schroyer and Dale Gray addressed the City Council regarding recreational vehicle and trailer parking. Among the issues addressed were: should provide a grandfathering clause; not enough notification of changes; wants of the majority versus the minority; lifestyle intolerance; parking options for commercial trailers; and unrestricted use of private property.

COUNCIL MEMBER VAN NOSTRAN MOVED AND COUNCIL MEMBER ESQUIVEL SECONDED TO CLOSE THE PUBLIC HEARING. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Van Nostran, Esquivel, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

At 9:15 p.m., Mayor DuBois called for a brief recess. At 9:28 p.m., the meeting reconvened.

The City Clerk read the questions that were raised during public testimony:

*Question No. 1: Why does the RV need to be registered to the address where it is stored?*

Council Member Rogers pointed out that there was a large number of residents that don't want any recreational vehicle or trailer parking at all, either on the street or on private property, making this requirement a compromise. Limiting parking to vehicles registered at the subject address would avoid having individual properties look like storage lots. He noted that there was a hardship process in place.

**1.1 • PARKING AND STORAGE OF VEHICLES IN RESIDENTIAL ZONES – Cont.**

*Question No. 2: Why did the Committee require 16 feet for parking a car in the driveway?*

The City Attorney responded by stating that the objective had been to provide at least one off-street parking space for a passenger vehicle on each property. He stated that the industry standard for vehicle parking was 20-feet which the Committee had viewed as unduly restrictive and compromised at 16-feet.

Council Member Van Nostran noted that the Committee had not wanted to accommodate on-site RV storage at the expense of passenger vehicle parking, thereby forcing passenger vehicles out onto the streets. Similarly, the Committee did not want to require a garage parking space as there were a number of Lakewood properties with single-car garages.

*Question No. 3: How can the ordinance prevent me from parking my work trailer in the street?*

Council Member Van Nostran pointed out that the voters had made that decision by approving a ban on trailer parking and that the proposed ordinance was intended to uphold the spirit of the law passed by the voters.

The City Attorney advised that citations would not be issued to service industry persons, such as gardening services or repair persons, parking a commercial trailer on the street while they were on site working.

*Question No. 4: What is a "life-threatening" condition that would allow the owner to get a waiver?*

Council Member Rogers stated that a hardship exception process had been established and only four waivers had been granted including a case where a documented medical condition required the immediate access to a certain quantity and type of medical supplies.

*Question No. 5: Why is only one side of the driveway designated for daily use parking?*

Council Member Rogers stated that the portion of the driveway shown for passenger vehicle parking was for illustration only and that residents could choose which side best suited their own needs.

*Question No. 6: What is the intent of the reference to reducing parking of all vehicles on city streets?*

The City Attorney stated that some of the changes to the Municipal Code, such as blocking garage access, will affect all vehicles, not just trailers and recreational vehicles.

*Question No. 7: What is "loading and unloading"?*

The Community Development Director advised that the reference was to general preparation for a trip, such as cleaning and stocking a vehicle.

Vice Mayor Croft expressed concern that the relaxation of restrictions for on-site parking not increase blight or unsightly properties. He questioned whether there were sufficient measures in place to address blight. The Director of Community Development reported that the ability to address the on-site vehicle parking issues that led to unsightly conditions, such as inoperative vehicles or weeds and debris under vehicles, would not be affected by the new regulations.

**1.1 • PARKING AND STORAGE OF VEHICLES IN RESIDENTIAL ZONES – Cont.**

Responding to a question from Vice Mayor Croft regarding the defined front yard area, the City Attorney advised that even if a resident were to have a paved section in the front yard area, it was not legal to park a vehicle on that portion of a property.

COUNCIL MEMBER VAN NOSTRAN MOVED AND COUNCIL MEMBER ESQUIVEL SECONDED TO INTRODUCE ORDINANCE NO. 2007-8.

ORDINANCE NO. 2007-8; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO OFF-STREET PARKING AND STORAGE OF MOTORIZED RECREATIONAL VEHICLES, TRAILERS, SEMI-TRAILERS AND COMMERCIAL VEHICLES ON PROPERTIES DEVELOPED WITH SINGLE-FAMILY RESIDENTIAL USES

Council Member Rogers stated that the intent of the ordinance was to honor the will of the voters and that although some of the rules would change, the previous regulations had been much more strict and, even if they were not aware of it, some were in violation of those regulations. He pointed out that although most of the trailer and recreational vehicle owners were responsible folks who maintained their vehicles and were considerate of their neighbors, legislation was necessary because of those owners who were not. He noted that some would be more impacted by the new regulations, but most people would be able to work within the restrictions.

Vice Mayor Croft thanked the Ad Hoc Committee and the residents who had participated in the process. He noted that with issues such as this one, solutions were rarely found that suited everyone. He stated that he felt the Committee had tried hard to address the needs and concerns presented and encouraged all residents to be respectful and considerate of others and to give the new regulations a chance. He concluded by stating that the City Council would continue to monitor this issue and relax or tighten regulations if needed.

Mayor DuBois thanked the Committee, the residents involved, and the staff for the hard work on this issue. She stated that the voters had spoken and the proposed regulations were the result of seeking the best and fairest way to implement the will of the voters.

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Van Nostran, Esquivel, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

COUNCIL MEMBER VAN NOSTRAN MOVED AND COUNCIL MEMBER ESQUIVEL SECONDED TO ADOPT RESOLUTION NO. 2007-52.

RESOLUTION NO. 2007-52; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD REVISING THE PERMIT SYSTEM FOR THE PARKING OF RECREATIONAL VEHICLES, TRAILERS AND SEMI-TRAILERS

**1.1 • PARKING AND STORAGE OF VEHICLES IN RESIDENTIAL ZONES – Cont.**

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Van Nostran, Esquivel, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

COUNCIL MEMBER VAN NOSTRAN MOVED AND COUNCIL MEMBER ESQUIVEL SECONDED TO APPROVE THE NEGATIVE DECLARATION FOR THE PROJECT. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Van Nostran, Esquivel, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

COUNCIL MEMBER VAN NOSTRAN MOVED AND COUNCIL MEMBER ESQUIVEL SECONDED TO APPROVE THE EXTENSION OF THE TEMPORARY RULES ESTABLISHED BY RESOLUTION NO. 2007-16 UNTIL THE EFFECTIVE DATE OF ORDINANCE NO. 2007-8. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Van Nostran, Esquivel, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

**1.2 • CONGESTION MANAGEMENT PROGRAM CONFORMANCE SELF-CERTIFICATION PROCESS**

The Director of Community Development gave a brief presentation based on the report contained in the agenda and stated that a component of the Los Angeles County Congestion Management Program (CMP) required that the City hold an annual public hearing regarding conformance with local CMP requirements. It was the recommendation of staff that following a public hearing, the City Council approve the Local Development Report, and adopt the proposed resolution finding the City to be in conformance with the CMP.

RESOLUTION NO. 2007-53; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

Mayor DuBois opened the public hearing at 9:50 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

VICE MAYOR CROFT MOVED AND COUNCIL MEMBER ROGERS SECONDED TO CLOSE THE PUBLIC HEARING AND APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Van Nostran, Esquivel, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

### **1.3 • CDBG PROGRAM CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

The Community Development Director made a presentation based on the memo contained in the agenda and reported that Community Development Block Grant regulations required grantees to submit an annual performance report called the Consolidated Annual Performance and Evaluation Report (CAPER), which summarizes the accomplishments during the previous program year. He briefly reviewed those accomplishments and concluded by recommending that the City Council hold a public hearing to receive citizen comments on the CAPER and direct staff to submit the report and comments to the Department of Housing and Urban Development local office.

Mayor DuBois opened the public hearing at 9:54 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

COUNCIL MEMBER VAN NOSTRAN MOVED AND COUNCIL MEMBER ESQUIVEL SECONDED TO APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Van Nostran, Esquivel, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

### **1.4 • MASTER ENVIRONMENTAL ASSESSMENT REPORT FOR THE COMPREHENSIVE GENERAL PLAN**

The Director of Community Development made a brief presentation based on the memo contained in the agenda and stated that as part of the Comprehensive General Plan adopted by the City in 1996, a Master Environmental Impact Report had been approved. At this time, some updates to technical data were required and staff had prepared a Master Environmental Assessment (MEA) to review and reconfirm the original document. He noted that the MEA had been reviewed and approved by the Planning and Environment Commission. It was the recommendation of staff that following a public hearing, the City Council adopt the proposed resolution to approve and adopt the Master Environmental Assessment.

RESOLUTION NO. 2007-54; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING A MASTER ENVIRONMENTAL ASSESSMENT OF THE MASTER ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF LAKEWOOD COMPREHENSIVE GENERAL PLAN

Council Member Van Nostran remarked on the level of detail included in the report and questioned a reference to expansive soil.

Frank Wein, who had provided technical consulting on the project, responded by stating it was necessary to note that if an area had been identified to have soil with the potential to expand with excessive moisture, certain specific uses were banned.

Mayor DuBois opened the public hearing at 9:59 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

**1.4 • MASTER ENVIRONMENTAL ASSESSMENT REPORT FOR THE COMPREHENSIVE GENERAL PLAN – Continued**

COUNCIL MEMBER ROGERS MOVED AND VICE MAYOR CROFT SECONDED TO CLOSE THE PUBLIC HEARING AND ADOPT RESOLUTION NO. 2007-54. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Van Nostran, Esquivel, Croft, Rogers and DuBois

NAYS: COUNCIL MEMBERS: None

At 9:59 p.m., the Regular Meeting of the City Council was recessed for the Meeting of the Lakewood Redevelopment Agency. At 10:00 p.m., the City Council Meeting was reconvened.

**ORAL COMMUNICATIONS:**

Susan Goodman, Pamela Hull and Mary Ann Clark addressed the City Council regarding coyotes.

Eleanor Mendoza spoke regarding a shooting at the house directly behind her property.

Scott Schroyer talked about the public hearing process and thanked Council Members Van Nostran and Rogers for their hard work on the RV issue.

**ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor DuBois adjourned the meeting at 10:17 p.m. A moment of silence was observed in memory of Woody Smith.

Respectfully submitted,

Denise R. Hayward, CMC  
City Clerk