



# Minutes

## Lakewood City Council

Regular Meeting held  
August 9, 2016

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MEETING WAS CALLED TO ORDER at 7:41 p.m. by Mayor Piazza in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

INVOCATION was offered by Dr. Bill Cox, Victory Through Jesus Church

PLEDGE OF ALLEGIANCE was led by Girl Scout Troop 1023

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

### ANNOUNCEMENTS AND PRESENTATIONS:

Council Member Rogers announced that registration was currently open for the upcoming Lakewood Education Foundation golf tournament to be held on Monday, October 10th.

Council Member Wood stated that the Greater Lakewood Chamber of Commerce Car Show would be held on Sunday, August 14th at Mayfair Park.

Mayor Piazza expressed appreciation to staff on the success of the Summer Concerts in the Park series noting the increase in participation and popularity.

### ROUTINE ITEMS:

VICE MAYOR DUBOIS MOVED AND COUNCIL MEMBER CROFT SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 6.

- RI-1 Approval of Minutes of the Meetings held July 12, and July 26, 2016
- RI-2 Approval of Personnel Transactions
- RI-3 Approval of Registers of Demands
- RI-4 Approval of Report of Monthly Investment Transactions
- RI-5 Approval of Quarterly Schedule of Investments

ROUTINE ITEMS: - Continued

RI-6 RESOLUTION NO. 2016-46; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE DESTRUCTION OF CERTAIN PUBLIC RECORDS OF THE DEPARTMENT OF ADMINISTRATION MORE THAN TWO YEARS OLD

RESOLUTION NO. 2016-47; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE DESTRUCTION OF CERTAIN PUBLIC RECORDS OF THE DEPARTMENT OF ADMINISTRATION MORE THAN TWO YEARS OLD

RESOLUTION NO. 2016-48; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE DESTRUCTION OF CERTAIN PUBLIC RECORDS OF THE DEPARTMENT OF ADMINISTRATIVE SERVICES MORE THAN TWO YEARS OLD

RESOLUTION NO. 2016-49; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE DESTRUCTION OF CERTAIN PUBLIC RECORDS OF THE DEPARTMENT OF CITY CLERK MORE THAN TWO YEARS OLD

RESOLUTION NO. 2016-50; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE DESTRUCTION OF CERTAIN PUBLIC RECORDS OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT MORE THAN TWO YEARS OLD

RESOLUTION NO. 2016-51; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE DESTRUCTION OF CERTAIN PUBLIC RECORDS OF THE DEPARTMENT OF PERSONNEL MORE THAN TWO YEARS OLD

RESOLUTION NO. 2016-52; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE DESTRUCTION OF CERTAIN PUBLIC RECORDS OF THE DEPARTMENT OF RECREATION AND COMMUNITY SERVICES MORE THAN TWO YEARS OLD

RESOLUTION NO. 2016-53; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE DESTRUCTION OF CERTAIN PUBLIC RECORDS OF THE DEPARTMENT OF WATER RESOURCES MORE THAN TWO YEARS OLD

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza

NAYS: COUNCIL MEMBERS: None

### 1.1 • REPORT OF DELINQUENT FEES FOR GARBAGE, WASTE AND REFUSE COLLECTION AND DISPOSAL

Administrative Services Director Diane Perkin made a presentation based on the report in the agenda and stated that 309 notices had been mailed to property owners with delinquent refuse collection accounts, and that as of close of business today, 212 remained unpaid. It was the recommendation of staff that the City Council adopt Resolution No. 2016-54 confirming the report of Delinquent Fees and Charges.

RESOLUTION NO. 2016-54; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD CONFIRMING THE REPORT OF DELINQUENT FEES AND CHARGES FOR GARBAGE, WASTE AND REFUSE COLLECTION AND DISPOSAL WITHIN THE CITY OF LAKEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MAY 31, 2016

Mayor Piazza opened the public hearing at 7:49 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

COUNCIL MEMBER ROGERS MOVED AND COUNCIL MEMBER WOOD SECONDED TO ADOPT RESOLUTION NO. 2016-54. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza

NAYS: COUNCIL MEMBERS: None

### 1.2 • ISSUANCE OF MULTIFAMILY RENTAL HOUSING REVENUE BONDS FOR SEASONS LAKEWOOD SENIOR APARTMENTS

The Director of Administrative Services made a presentation based on the report in the agenda. She reported that the Golden State Finance Authority had approved the issuance of multifamily housing revenue bonds for the purpose of financing the acquisition and rehabilitation of a senior residential housing facility located at 21309 Bloomfield Avenue and known as Seasons Lakewood Apartments, and that for the project to move forward, it was required that the City become an associate member of the GSFA. She provided background information by stating that the Lakewood Redevelopment Agency and Lakewood Housing Investors, L.P. entered into a Lease in 1995, which included a tax-exempt revenue bond financing structure and that with the dissolution of redevelopment agencies, the property was transferred from the LRA to the City of Lakewood Housing Successor Agency as a matter of law. Ms. Perkin concluded by stating it was recommended that the City Council approve the Golden State Finance Authority Agreement; adopt the proposed resolution approving the issuance of multifamily housing revenue bonds by the Golden State Finance Authority to finance the acquisition, rehabilitation and equipping of a multifamily housing project located within the City of Lakewood, and approving the City becoming an associate member of the Golden State Finance Authority; and approve the Assignment of and Amendment to the October 27, 1995 Lease with Seasons Lakewood AR, L.P.

**1.2 • ISSUANCE OF MULTIFAMILY RENTAL HOUSING REVENUE BONDS FOR SEASONS LAKEWOOD SENIOR APARTMENTS - Continued**

RESOLUTION NO. 2016-55; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986 THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS BY THE GOLDEN STATE FINANCE AUTHORITY TO FINANCE THE ACQUISITION, REHABILITATION AND EQUIPPING OF A MULTIFAMILY HOUSING PROJECT LOCATED WITHIN THE CITY OF LAKEWOOD, AND APPROVING THE CITY BECOMING AN ASSOCIATE MEMBER OF THE GOLDEN STATE FINANCE AUTHORITY

Mayor Piazza opened the public hearing at 7:51 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

VICE MAYOR DUBOIS MOVED AND COUNCIL MEMBER CROFT SECONDED TO APPROVE THE AGREEMENT WITH GOLDEN STATE FINANCE AUTHORITY, ADOPT RESOLUTION NO. 2016-55 AND APPROVE THE ASSIGNMENT OF AND AMENDMENT TO THE SEASONS LAKEWOOD LEASE. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza

NAYS: COUNCIL MEMBERS: None

**1.3 • PUBLIC HEALTH GOALS COMPLIANCE REPORT 2013-2015**

Director of Water Resources, Jason Wen, presented a report based on the memo in the agenda and stated public water systems were required by State law to prepare a report on water quality in relationship to the State's public health goals (PHG) and to the Environmental Protection Agency's maximum contaminant level goals (MCLG). He reported that the water quality data from the three-year reporting period indicated that the City's water system was in full compliance with Federal and State regulations. It was recommended that the City Council hold a public hearing and then accept and respond to public comments on the Public Health Goals Compliance Report 2013-2015.

Mayor Piazza 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. There was no response.

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

AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza

NAYS: COUNCIL MEMBERS: None

#### 1.4 • CONGESTION MANAGEMENT PROGRAM CONFORMANCE SELF-CERTIFICATION PROCESS

Community Development Director Sonia Southwell presented a report based on the memo in the agenda and stated the Congestion Management Program was a requirement of State Law and included an annual Local Development Report and certification of the City's conformance. It was the recommendation of staff that following a public hearing, the City Council adopt the proposed resolution finding the City to be in conformance with the Congestion Management Program and adopting the Local Development Report.

Council Member Croft noted that it had been encouraging to see activity on the Local Development Report.

Council Member Rogers and Mayor Piazza commended staff and concurred that despite the lack of notification to provide the report, it was better to comply with the program as previously required.

Mayor Piazza opened the public hearing at 7:58 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

RESOLUTION NO. 2016-56; 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

COUNCIL MEMBER WOOD MOVED AND COUNCIL MEMBER ROGERS SECONDED TO ADOPT RESOLUTION NO. 2016-56. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza

NAYS: COUNCIL MEMBERS: None

#### 1.5 • PURCHASE OF TWO DASH BUSES

The Administrative Services Director displayed slides and gave a report based on the memo in the agenda and stated that a need had been determined to order two sixteen passenger buses to replace the two oldest buses for the DASH transit program. She displayed slides of the proposed vehicle and advised that the purchase could be made through the CalACT/MBTA Purchasing Cooperative Contract. It was the recommendation of staff that the City Council hold a public hearing and authorize the purchase of two El Dorado-Aerotech buses at a contract price of \$180,998.28 from Creative Bus Sales of Chino by utilizing Proposition A funds.

**1.5 • PURCHASE OF TWO DASH BUSES - Continued**

Recreation and Community Services Director Lisa Litzinger, responded to an inquiry from Vice Mayor DuBois by stating that the buses were used for larger groups of passengers, such as for the congregate meal programs and excursions, while the vans would be used when fewer people were transported as a more economical option.

Mayor Piazza opened the public hearing at 8:02 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

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

**AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza**

**NAYS: COUNCIL MEMBERS: None**

**3.1 • 2016-2017 FALL/WINTER RECREATION PROGRAMS**

The Director of Recreation and Community Services displayed slides and made a presentation based on the memo in the agenda. She reported that the Fall/Winter Recreation catalog was in the final stages of preparation and would list over six hundred classes and workshops. She outlined some of the highlights of the season such as the after-school Activity Zone, the College Fair in October; Lakewood Youth Sports volleyball and flag football; Patriot Day event; Halloween carnivals at eight parks; the Lollipop Lane Craft Boutique, with over one hundred vendors; Winter Break activities for children; and the Project Shepherd Holiday Assistance Program. She concluded by stating the City continued to offer residents the opportunity to learn, remain active and give to their neighbors.

**3.2 • HAZARD MITIGATION PLAN**

The Director of Community Development displayed slides and presented a report based on the memo in the agenda. She provided an overview of the Hazard Mitigation Plan and reported that it had been updated where appropriate with improved maps and graphics inserted into the Plan. It was the recommendation of staff that the City Council adopt the proposed resolution to adopt the draft 2016 Hazard Mitigation Plan and direct staff to submit the document to the California Office of Emergency Services and the Federal Emergency Management Agency for review and approval.

Mayor Piazza and Council Member Wood commended staff on the detail and comprehensive nature of the plan.

**3.2 • HAZARD MITIGATION PLAN - Continued**

**RESOLUTION NO. 2016-57; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING THE CITY OF LAKEWOOD HAZARD MITIGATION PLAN AND DIRECTING THE SAME TO BE SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR REVIEW AND APPROVAL**

**COUNCIL MEMBER WOOD MOVED AND COUNCIL MEMBER ROGERS SECONDED TO ADOPT RESOLUTION NO. 2016-57. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:**

**AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza**

**NAYS: COUNCIL MEMBERS: None**

**3.3 • AGREEMENTS FOR SALE AND DEVELOPMENT OF REAL PROPERTIES LOCATED AT FORMER WELL SITES**

The Director of Community Development displayed slides and presented a report based on the memo in the agenda. She stated that there were five former water well site properties located at 5301 Fidler Avenue, 5732 Sunfield Avenue, 5738 Sunfield Avenue, 4333 Woodruff Avenue and 6453 Turnergrove Drive, which had gone through an appraisal and solicitation process for bids. A sixth property located at 5309 Fidler Avenue had been developed with a residence adjacent to a former well site and would be listed for sale separately with a real estate broker. She concluded by stating that in conjunction with the direction of the Water Resources Committee, staff recommended that the City Council authorize the sale of the five former water well sites, subject to an individually signed Agreement for Sale and Development of Real Property for each property and subject to completion of escrow, all as approved by the City Attorney, and further authorize the Mayor to sign the agreements on behalf of the City.

Council Member Croft and Mayor Piazza, as members of the Water Resources Committee, expressed gratitude to staff for their efforts in helping to maximize the water fund with the sale of the properties, which would also provide new homes in the community.

**COUNCIL MEMBER ROGERS MOVED AND VICE MAYOR DUBOIS SECONDED TO AUTHORIZE THE SALE OF THE FORMER WELL SITES AND TO AUTHORIZE THE MAYOR TO SIGN THE AGREEMENTS.. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:**

**AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza**

**NAYS: COUNCIL MEMBERS: None**

### 3.4 • FUNDING AGREEMENT WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR LAKEWOOD BOULEVARD REGIONAL CORRIDOR ENHANCEMENT PROJECT

Lisa Rapp, Director of Public Works, displayed slides and presented a report based on the memo in the agenda. She explained that the Los Angeles County Metropolitan Transportation Authority had programmed \$3,600,000 in Measure R Funds for improvements to Lakewood Boulevard from Del Amo Boulevard to the northern city limits north of Ashworth Street. The project included street widening, median improvements, bike lanes, sidewalk, street resurfacing, ADA and storm water compliance, traffic signal modification, drought-resistant landscaping and irrigation and signing and striping; all within the existing right-of-way. Final Plans and Specifications were scheduled to be completed at the end of 2017. She stated it was recommended that the City Council approve a Funding Agreement with Los Angeles County Metropolitan Transportation Authority that designated \$3,600,000 in Measure R Funds for Design, Plans, Specifications and Estimates and Project Development for improvements to Lakewood Boulevard and authorize the Mayor to sign the agreement subject to approval as to form by the City Attorney.

Council Member Croft affirmed that while a green design was a positive goal, there were still unanswered questions pertaining to the project's impacts to residents such as for traffic flow and pedestrians. He noted that the more difficult undertaking would be obtaining funding for the actual project itself. He stated that he was in favor of receiving Measure R funds as they were monies paid by taxpayers.

Council Member Rogers expressed concern that unintended consequences of such a project would need to be considered. He added that the project was worth pursuing because of the potential to reap tremendous benefits without suffering too many pitfalls.

Mayor Piazza welcomed the study with the hope that it would provide a compelling case for proceeding with the project. He questioned the practicality of a bike lane on Lakewood Boulevard and expressed hope that the study would provide viable options.

Council Member Wood stated his support for proceeding with the funding agreement and acknowledged the need to fully address the quality of life issues associated with the project.

Council Member DuBois concurred with her colleagues' concerns with regards to maintaining the character of the community. She recognized the value of the project's scope which ran the length of Lakewood Boulevard from Carson Street to Rosemead Boulevard but cautioned that completion of the project would take some time.

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

AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza

NAYS: COUNCIL MEMBERS: None

**SUCCESSOR AGENCY ACTIONS**

1. Approval of Registers of Demands

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR DUBOIS SECONDED TO APPROVE THE REGISTERS OF DEMANDS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Rogers, Wood and Piazza

NAYS: COUNCIL MEMBERS: None

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**ORAL COMMUNICATIONS:**

Donald Venitsky, Lakewood, addressed the City Council regarding design plans for his property.

Mitchell Ramirez, Lakewood, inquired regarding the properties for sale. City Attorney Steve Skolnik stated that the information pertaining to the assessment and bid process were available in the agenda packet, a copy of which could be provided.

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**ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor Piazza adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Jo Mayberry, CMC  
City Clerk