



Minutes

Lakewood City Council

Regular Meeting held
October 9, 2018

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

INVOCATION was offered by Pastor Chuck Franco, Life Center Church

PLEDGE OF ALLEGIANCE was led by Girl Scout Brownie Troop 2803

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

ANNOUNCEMENTS AND PRESENTATIONS:

Mayor Croft announced that the meeting would be adjourned in memory of Anita Santarina, the wife of Carson City Council Member Elito Santarina, a fellow board member of the Greater Los Angeles County Vector Control District.

Mayor Croft expressed appreciation to all of the participants and supporters of the recent Lakewood Education Foundation golf tournament, which raised funds for grants providing for classroom improvements to schools throughout Lakewood.

ROUTINE ITEMS:

COUNCIL MEMBER WOOD MOVED AND VICE MAYOR ROGERS SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 4.

RI-1 Approval of Minutes of the Meetings held August 14, August 28, and September 4, 2018

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 RESOLUTION NO. 2018-62; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING RESOLUTION NO. 2017-12 SO THAT ALL COMMISSIONERS' TERMS RUN THROUGH THE NEXT MUNICIPAL ELECTION

ROUTINE ITEMS: - Continued

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

2.1 • ORDINANCE NO. 2018-6; REGARDING THE LOCATION, DESIGN AND OPERATION OF COMMERCIAL CARWASHES

Steve Skolnik, for the City Attorney, reported that the proposed ordinance had been introduced and read by title at the last City Council meeting and that a study session had been held earlier in the evening to address some of the questions and concerns raised by Council Members from the previous meeting. He stated that at the study session, staff had been directed to provide to the Development Review Board (DRB) outer parameters on hours of operation for future car washes via the conditional use permit process and in the DRB manual furnished to applicants.

Mr. Skolnik responded to an inquiry from Alan Gafford, Lakewood, by stating that there had been no discussion pertaining to Council Members' Form 700 filings with respect to potential car washes.

Mayor Croft added that the proposed ordinance would be effective citywide and was not specific to any one site so there would be no preclusion from a Council Member voting on it.

Responding to Mr. Gafford's questions, Mr. Skolnik stated that although they were not listed in the proposed ordinance, there had been direction from the City Council to provide specific outer parameters on the hours of operation for car washes going forward. He noted that such matters had previously been handled during the conditional use permit process before the Planning and Environment Commission.

Mr. Skolnik reported that copies of the email communications received earlier from Mr. Emeil Kamel had been distributed to the Council Members.

Luke Kamel, son of Emeil Kamel, owner of the property at 4905 Bellflower Boulevard, Lakewood, indicated that his father had already expended funds to arrange for an architect to prepare plans and had been working with a contractor, who had conducted noise readings, on the feasibility of a car wash. He explained that based on the contractor's readings, noise issues and traffic concerns would not exist and he requested assistance with eliminating its unattractive condition and promoting development of the property by considering a car wash at the location.

Vice Mayor Rogers stated appreciation for the owner's wishes to improve the property, however, with the scarcity of commercial properties in Lakewood and the number of existing car wash businesses, which generated very little, if any, sales tax revenues, he would be supporting the proposed ordinance. He cited staff's willingness to assist the family with finding a mutually agreeable and beneficial development for the property.

2.1 • ORDINANCE NO. 2018-6; REGARDING THE LOCATION, DESIGN AND OPERATION OF COMMERCIAL CARWASHES - Continued

ORDINANCE NO. 2018-6; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE AND THE ZONING ORDINANCE REGARDING THE LOCATION, DESIGN AND OPERATION OF COMMERCIAL CARWASHES

VICE MAYOR ROGERS MOVED AND COUNCIL MEMBER DUBOIS SECONDED TO ADOPT ORDINANCE NO. 2018-6. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

2.2 • ORDINANCE NO. 2018-7; REGARDING THE SHORT-TERM RENTALS OF RESIDENTIAL PROPERTIES AND REQUIRING A BUSINESS LICENSE AND TRANSIENT OCCUPANCY TAX FOR SUCH SHORT-TERM RENTALS

Mr. Skolnik advised that the proposed ordinance had been introduced and a public hearing held at the City Council meeting on September 25, 2018, and was presented for second reading and adoption at this time.

ORDINANCE NO. 2018-7; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE AND THE ZONING ORDINANCE REGARDING THE SHORT-TERM RENTALS OF RESIDENTIAL PROPERTIES AND REQUIRING A BUSINESS LICENSE AND TRANSIENT OCCUPANCY TAX FOR SUCH SHORT-TERM RENTALS

COUNCIL MEMBER WOOD MOVED AND VICE MAYOR ROGERS SECONDED TO ADOPT ORDINANCE NO. 2018-7. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

2.3 • ORDINANCE NO. 2018-8; PERTAINING TO COMPENSATION OF MEMBERS OF THE CITY COUNCIL

Mr. Skolnik advised that the proposed ordinance had been introduced, read by title at the last City Council meeting, and was presented for second reading and adoption at this time.

ORDINANCE NO. 2018-8; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE MUNICIPAL CODE PERTAINING TO COMPENSATION OF MEMBERS OF THE CITY COUNCIL

2.3 • ORDINANCE NO. 2018-8; PERTAINING TO COMPENSATION OF MEMBERS OF THE CITY COUNCIL - Continued

COUNCIL MEMBER DUBOIS MOVED AND COUNCIL MEMBER PIAZZA SECONDED TO ADOPT ORDINANCE NO. 2018-8. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

3.1 • TGIS CATERED EVENTS AT MONTE VERDE PARK

Valarie Frost, Director of Recreation and Community Services, made a presentation based on the report in the agenda and stated that in July of 2011, the City entered into an agreement with Thank Goodness It's Sofia (TGIS), who provided concession and catering services for private and public functions at the Centre, and as such, had been a responsible and trustworthy contractor and consistently received high scores from patrons. She explained that in recent years, the TGIS management team had expressed interest in working with the City to develop an outdoor event space for all-in-one events and several ideas had been vetted. In July, staff presented to the Park Development Committee an idea to offer Monte Verde Park as an alternative for TGIS to book private events and, if given permission, TGIS would be permitted advanced registration privilege for private events at Monte Verde Park with exemptions for City and City-sponsored events scheduled for the benefit of the public. A provision to relinquish back to the City unreserved dates at the facility not booked by TGIS seven months in advance of an event was included because Lakewood residents could begin booking a facility for use six months in advance. In consideration, the concessionaire would pay the City a flat rate of twenty percent for the gross sales of food and non-alcoholic and alcoholic beverages. She stated that although alcohol consumption was prohibited on City parks, the Municipal Code provided an exception to allow alcohol sale and consumption by authorization of the Director of Recreation and Community Services and added that TGIS held an Alcoholic Beverage Control (ABC) license to provide alcoholic beverages at their catered events. Their demonstrated responsiveness in alcohol beverage service coupled with the fenced in perimeter of Monte Verde Park created a pathway for residents to experience a long requested event amenity. The cities of Bellflower, Cerritos, Cypress, Newport Beach and Yorba Linda currently allowed alcohol consumption at their facilities through a permitted process. She noted that permission to provide alcohol at Monte Verde Park would be exclusively granted to TGIS and that permittees who reserved the facility and elected to cater the event themselves would not be allowed to provide alcohol at their event. She stated that staff recommended that the City Council authorize the Mayor to sign the agreement with TGIS for catering and concession services at Monte Verde Park for a two year term expiring on October 8, 2020.

Ms. Frost responded to Council Member Piazza's inquiry by stating that there would still be separate access to the Nature Trail that ran along the south side of Monte Verde Park, which was not in the fenced in area.

3.1 • TGIS CATERED EVENTS AT MONTE VERDE PARK - Continued

Vice Mayor Rogers acknowledged support for the agreement but suggested allowing customers to serve alcohol at their events using caterers other than TGIS, provided there were some parameters and controls.

Ms. Frost explained that entering into a two-year agreement would afford staff the opportunity to determine the practicality of the proposed arrangement. She stated that in terms of allowing other groups to include alcohol consumption at their events, staff found that other cities' permit processes included such varying requirements as armed security guards, special event insurance coverage as well as permit holders obtaining their own ABC licenses. She noted that because TGIS had demonstrated responsibility at the Centre, they would exercise that same care for the City's facility and provide a safe venue for people.

Mr. McCormack stated that the proposed agreement would provide some experience with the impacts of introducing the consumption of alcohol at the park in a more controlled way adding that it would be a good first step. He suggested a six-month timeframe to allow for evaluation of the process, to provide a report to the Park Development Committee and to seek direction from the Committee.

Vice Mayor Rogers concurred and requested that affordable and reliable catering options be provided as well in moving forward.

Ms. Frost confirmed for Mayor Croft that the proposed agreement would only provide the exclusive ability to serve alcoholic beverages, however, catering services at Monte Verde Park would be open to other providers. She further clarified that TGIS would be allowed to book reservations up to eighteen months in advance and that when the end of the term was approaching, any reservations that were booked would be honored.

Council Member DuBois concurred with concerns raised regarding the availability of the site and expressed appreciation that other catering options would be allowed.

Council Member Wood inquired whether the length of the term could be tailored to coincide with the timing of the evaluation. Mayor Croft stated that the process could be evaluated at any time during the contract term. Mr. McCormack replied that it was expected that the matter would be brought back for the City Council to consider an extension or to terminate the agreement and any issues could be mutually agreed upon at that time.

Ms. Frost confirmed for Council Member Wood that security guards would not be required for TGIS at Monte Verde Park and added that they were not required for their operations at the Centre. Council Member Wood noted that with the changing times, in addition to allowing alcoholic beverages, additional possibilities, such as the use of barbecues or taco carts, should be considered.

3.1 • TGIS CATERED EVENTS AT MONTE VERDE PARK - Continued

In response to Council Member Piazza's inquiry pertaining to the potential for unruly behavior resulting from alcohol consumption, Ms. Frost explained that since alcohol had not previously been allowed at Monte Verde Park, as the City's trusted caterer, TGIS would be responsible for any issues. She stated that the proposed contract would include an insurance requirement as well as a \$25,000 bond to deal with unforeseen circumstances.

Responding to Mr. Gafford's inquiries, Mayor Croft stated that the Mothers Against Drunk Driving organization had not reached out to the City on this issue and that since TGIS had an existing Alcoholic Beverage Control license, there was no report required from the Sheriff's Department.

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

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

NAYS: COUNCIL MEMBERS: None

3.2 • LAKEWOOD MEALS ON WHEELS AGREEMENT - FIRST AMENDMENT

The Director of Recreation and Community Services made a presentation based on the report in the agenda and stated that Lakewood Meals on Wheels was a well-known non-profit and volunteer-based organization whose volunteers were dedicated to providing nourishing food to homebound residents. She reported that since the start of the Burns Community Center remodel project, the entire Meals on Wheels operation had been relocated to Mayfair Park and after a year and a half of construction, the project was near completion and added that Meals on Wheels would move back to the facility on October 12th. She stated that building improvements required staff to amend the current Meals On Wheel agreement noting that a newly remodeled kitchen afforded ample space for meal preparation, therefore, the assembly room which had been granted in the current agreement was no longer space that would be permitted to Meals On Wheels. Additionally, the city purchased a new steam table for the purpose of food preparation. The first amendment formally would indicate that the City owned the equipment and was responsible for basic maintenance. She concluded by stating that staff recommended that the City Council authorize the Mayor to sign the First Amendment to the rental agreement with Lakewood Meals On Wheels.

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

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

NAYS: COUNCIL MEMBERS: None

SUCCESSOR AGENCY ACTIONS

1. Approval of Register of Demands

COUNCIL MEMBER PIAZZA MOVED AND COUNCIL MEMBER DUBOIS SECONDED TO APPROVE THE REGISTER OF DEMANDS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

SUCCESSOR HOUSING ACTIONS

1. Approval of Register of Demands

COUNCIL MEMBER PIAZZA MOVED AND COUNCIL MEMBER DUBOIS SECONDED TO APPROVE THE REGISTER OF DEMANDS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

ORAL COMMUNICATIONS:

Erik Clarke, Lakewood, addressed the City Council regarding amending Ordinance 2018-2 allowing accessory spaces over garages.

Mr. Skolnik clarified that the restriction only applied to detached garages. He explained the protocol for considering initiating a code amendment.

Mayor Croft concurred with Vice Mayor Rogers' comments that an analysis could be conducted on the issue to determine whether the ordinance would require revision or not.

Mr. Skolnik stated that while staff was aware of the consequences of the restrictions pertaining to garages, they had not been the primary focus of the ordinance.

Mayor Croft confirmed for Mr. Clarke that he should follow up with the City Manager's office.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Croft adjourned the meeting at 8:23 p.m. to Tuesday, October 23, 2018, at 6:00 p.m. in the Executive Board Room. A moment of silence was observed in memory of Anita Santarina.

Respectfully submitted,

Jo Mayberry, CMC
City Clerk